

Sold



25 Halcyon Way, Churchlands



## Fabulous Single Level Family Retreat

Under Offer!

Deceptively large, this pristine single level 5 bedroom residence offers the epitome of multipurpose living with an abundance of accommodation to cater for multi generation families.

Step inside and be welcomed by a spacious open plan layout seamlessly integrating the kitchen, living and meals areas. Perfect for both intimate family gatherings and entertaining larger functions in comfort - this versatile space exudes warmth and functionality. Soaring 3 metre ceilings to these main living areas compliment the grand ambience.

For those seeking relaxation and entertainment, a dedicated theatre/activity room adjoins this central living zone, providing the ideal setting for movie nights or the perfect room to keep an eye on the kids whilst in the kitchen. Additionally, a formal lounge and dining/reading room offers a refined space for an adult retreat, hosting guests or unwinding after a long day.

The 5 generous bedrooms are well spaced out around the home with the separate master suite located in the front zone together with a study/home office. The single level layout is eminently practical with the ability to effortlessly accommodate older or wheelchair assisted family members as well.

5 2 2 845 m2

**Price** SOLD for \$1,780,000

**Property Type** Residential

**Property ID** 29994

**Land Area** 845 m2

**Floor Area** 350 m2

### Agent Details

Ian Fatharly - 0411 886 183

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

Embrace the outdoor lifestyle with a covered alfresco area overlooking the large low-maintenance paved & established back garden which can easily be re-purposed into a grassed area with a pool if desired.

Set on a lifestyle sized 845 SQM fully walled block, within highly desirable Floreat Waters Estate, this super convenient location is ideal for walking to Churchlands Primary School, Churchlands Senior High School and Newman College. Located a few steps from the home is a Circle Route and major events bus stop while picturesque Herdsman Lake is only a 3 minute stroll down the street.

Discover the perfect combination of comfort, style and convenience in this stunning home where every detail has been carefully curated to enhance your lifestyle. Don't miss the opportunity to make this immaculate home your own private sanctuary!

For further details or to arrange a private viewing please contact Ian Fatharly on 0411 886 183 or e: [ian@xceedre.com.au](mailto:ian@xceedre.com.au)

#### Accommodation & Features

- 5 spacious bedrooms-all with walk-in or built in robes
- 2 fully renovated modern bathrooms with granite tops, 3 w/c's
- Study/home office
- Open plan kitchen/living/meals area
- Quality kitchen featuring granite bench-tops, pantry, gas hotplates, electric wall oven and Miele dishwasher
- Theatre/activity room with electric blinds
- Formal lounge and dining/reading room or second home office
- Soaring 3 metre (35 course) ceilings to main living areas
- Large laundry with granite bench-tops and ample cupboard space
- Covered alfresco area
- Ducted reverse cycle air conditioning
- Low maintenance paved and established garden
- Automatic reticulation to garden from mains water
- Ample room for a pool if desired
- Freshly painted throughout
- Solar power
- Electric roller shutters to various rooms
- Alarm and security camera system
- Double garage and electric front gate
- Ample extra off-street parking for extra vehicles, boat or caravan
- Quality constructed residence by Atrium Homes

#### Approximate Distance to;

- 400m- Herdsman Lake
- 850m- Churchlands Primary School
- 900m- Churchlands Senior High School
- 1.2km- Newman College
- 1.4km- The Herdsman Market
- 3.1km- Hale School
- 3.1km- Woodlands Shopping Centre
- 2.9km- Floreat Forum
- 3.5km- Innaloo Cinema
- 3.8km- Wembley Golf Course

- 4.0km- Westfield Innaloo Shopping centre
- 5.1km- Subiaco Square
- 5.9km- Floreat Beach
- 6.5km- City Beach
- 7.7km-Scarborough Beach

Council Rates-\$3,019

Water Rates- \$2,102

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*