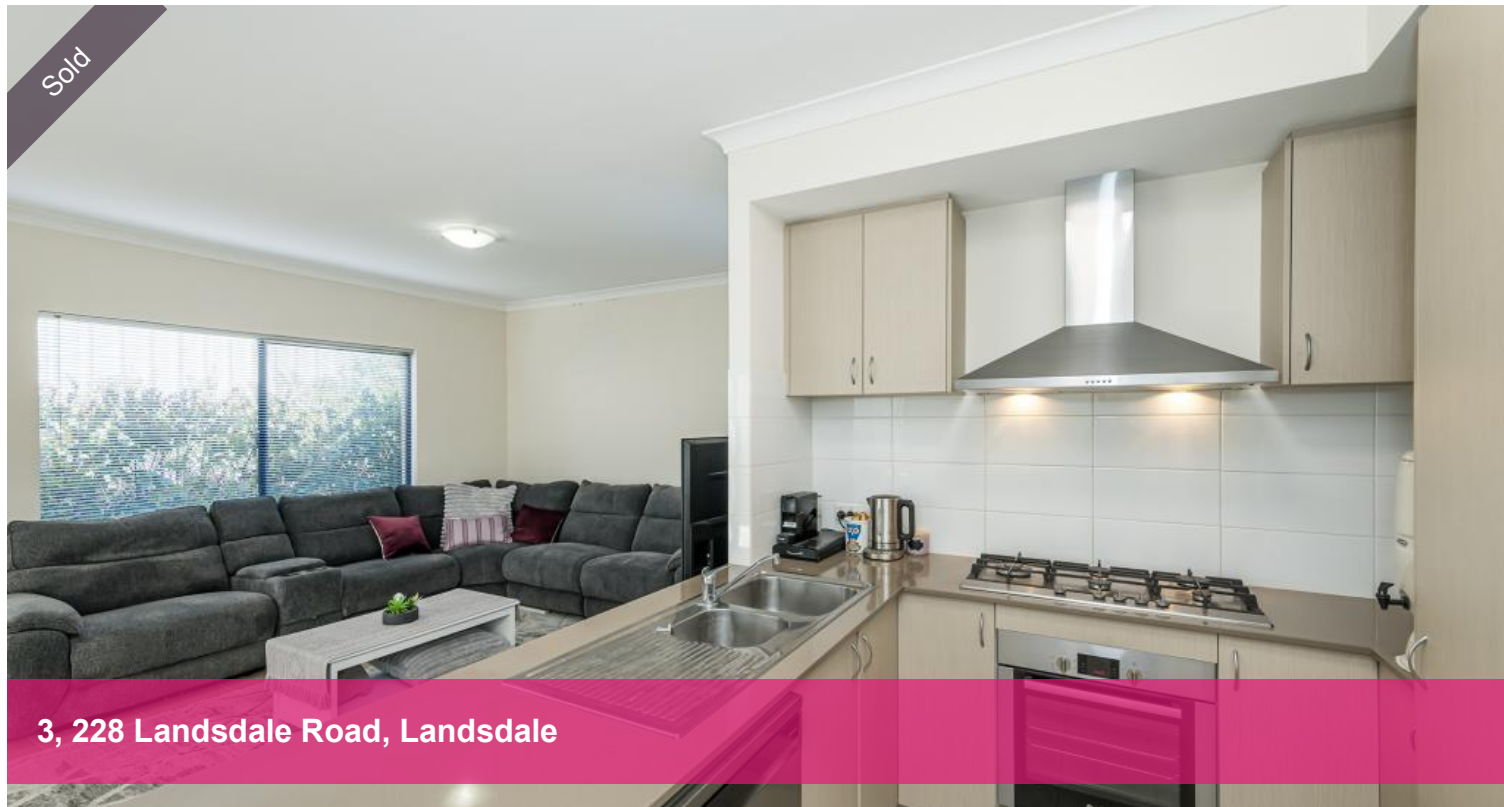


Sold



3, 228 Landsdale Road, Landsdale



## INVEST OR NEST CLOSE TO EVERYTHING.

A contemporary entrance welcomes you to this comfortable three-bedroom two two-bathroom home in the heart of Landsdale. Step through the portico entrance and be greeted with an open-plan spacious living/kitchen/casual dining area, a welcoming, central space for all the family to come together and enjoy.

The living room is light and bright, easily large enough to accommodate a modular lounge with views overlooking the greenery outside. Sliding doors provide access to a paved, undercover courtyard, an ideal spot for summer-time BBQ's, family alfresco dinners and lazy weekend breakfasts. A small grassed area also makes this ideal for both kids and pets; add some plants for a splash of colour and with high-colour bond fencing, your privacy and security are assured.

The kitchen leaves no stone unturned with stainless steel appliances, benchtops, and overhead cupboards while three bedrooms all feature the comfort of carpet and blinds, the main bedroom a generous size with double windows, built-in robes, ensuite, and air conditioning with another bathroom down the hall.

The local Landsdale Gardens Primary School is just a short walk or cycle away with the ever-popular Landsdale Farm nearby for the little ones. For the older kids, Ashdale Secondary College and Landsdale Christian School is within striking distance with bus stops conveniently located nearby. Enjoy proximity to local shopping with Alexander Heights Shopping Centre, and

3 2 2 208 m2

<b>Price</b>	SOLD for \$570,000
<b>Property Type</b>	Residential
<b>Property ID</b>	30145
<b>Land Area</b>	208 m2
<b>Floor Area</b>	149 m2

### Agent Details

Jonathan Durrant - 0438 909 480

### Office Details

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

**XCEED**   
REAL ESTATE

Super IGA Darch and with an array of local parks nearby, plus easy access to Hepburn Ave and freeway, this location couldn't be better positioned for easy travel to and from home.

The perfect home for any family seeking a life of comfort and convenience in a family-friendly area, this modern home is ideal for first-home buyers or investors seeking a fantastic opportunity in a sought-after area close to several amenities. For expressions of interest, please contact Jonathan.d@xceedre.com.au or 0438 909 480.

Features include:

Build year: 2014

Land size: 208m<sup>2</sup>/ Building area: 149m<sup>2</sup>

Three carpeted bedrooms, main with ensuite, built-in-robres split system air-conditioner

Second bedroom features built-in-robres

Separate bathroom with bath

Open-plan tiled, living/kitchen areas

Air conditioning split system in main bedroom and main living area

Well-appointed kitchen with stainless steel appliances, double sink, overhead cupboards and benchtops

Linen press

Neutral tones throughout

Paved, undercover outdoor area, with light

Small grassed area

Compact laundry with storage

Two-car garage with extra visitor parking on driveway

Colourbond fencing and front door security screen

Location (approx. distances):

Landsdale Early Learning Childcare 450m

Landsdale Gardens Primary School 1.1km

Carnaby Rise Primary School 1.6km

Landsdale Farm 2.4km

Alexander Heights Shopping Centre 2.5km

Landsdale Park 2.9km

Super IGA Darch 3.0km

Ashdale Secondary College 3.7km

Landsdale Christian School 4.2km

*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.*