

Just Listed



60 Gummow Way, Girrawheen



## Functional Family Living

Discover the perfect family home in the serene suburb of Girrawheen. Nestled on a quiet leafy street, this charming 4-bedroom, 2-bathroom residence offers a harmonious blend of comfort and functional living.

Step inside to be greeted by the warmth of jarrah floorboards that flow seamlessly throughout the home, boasting timeless appeal. The well-appointed kitchen features, ample storage, and a meals area, the perfect space for casual dining. Adjacent to the kitchen is the inviting lounge boasting a huge window with a leafy outlook of the front garden.

The spacious bedrooms are equipped with jarrah flooring and an abundance of natural light. The home offers 1 well-appointed bathroom plus a second semi bathroom with shower.

Surrounded by beautiful Gum Trees, the spacious outdoor entertaining area is a standout feature, providing an excellent setting for hosting barbecues, parties, or simply enjoying the weather. The large grassed area with established gardens offers plenty of room for children to run and play. Additionally, a well-sized shed provides extra storage space for added convenience.

Conveniently located close to all local amenities, schools, parks, shopping centres and more. This delightful home in Girrawheen is more than just a place to live; it's a lifestyle waiting to be enjoyed. Offering affordability and

4 2 2 688 m2

### Price

OFFERS FROM  
\$689,000

### Property Type

Residential

**Property ID** 30385

**Land Area** 688 m2

### Inspection Times

Thu 04 Jul, 4:00 PM - 4:30 PM

Sat 06 Jul, 11:00 AM - 11:30 AM

### Agent Details

Hamish Laidlaw - 0417 971 528

### Office Details

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REAL ESTATE

great potential for homeowners and investors alike, don't miss the opportunity to make this house your home.

Features;

- 4 bedrooms
- 2 bathrooms
- Separate living area
- Well-appointed kitchen and dining area
- 688 sqm block
- Ducted air-conditioning
- Jarrah floorboards throughout
- Large windows throughout
- Separate laundry
- Evaporative air-conditioning in lounge room
- Front patio
- 1 covered car bay
- Outdoor alfresco area
- Large grassed area with established gardens and Gum trees
- Huge garden shed
- Ample space to park cars, caravans and trailers

Approximate Distance to;

- 400m- Our Lady of Mercy Primary School
- 750m- Hudson Park
- 800m- Girrawheen Senior High School
- 1.7km- Newpark Shopping Mall
- 2.5km- Marangaroo Golf Course
- 2.7km- Roseworth Primary School
- 3.4km- Warwick Grove

*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.*