



8B Wilson Crescent, Wembley Downs



## Delightful Lock & Leave

Discover the perfect blend of comfort and convenience in this charming 3 bedroom family home, with separate granny flat, located in the heart of Wembley Downs, offering a move-in and enjoy low maintenance lifestyle - ideal for families, professionals and retirees alike.

Step inside to find a welcoming, spacious living area featuring natural jarrah timber flooring. The open-plan design seamlessly connects the living room, dining and kitchen creating an inviting space for entertaining and everyday living. The modern kitchen features ample storage, walk-in pantry, dishwasher and stainless-steel appliances making meal preparation a breeze.

Within the main house there are 3 generously sized bedrooms, master incorporates ample built-in robes, a study or activity room and renovated bathroom. Located at the rear of the property is a fabulous granny flat/teenagers' studio or a possible Airbnb flat. The sunny north facing entertaining area featuring a timber deck is perfect for alfresco dining, weekend barbecues or simply unwinding in your private oasis. The secure back garden is ideal for children and pets to play safely.

Situated in a super handy location this 435 SQM Survey-Strata property offers unparalleled convenience. Hale School, Wembley Downs Primary, The Down Shopping Centre and ample public transport are all less than a 5 minute stroll away. The coast, Churchlands Senior High School, Newman

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**Price** SOLD for \$1,336,000  
**Property Type** Residential  
**Property ID** 30493  
**Land Area** 435 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

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College, The International School of WA, major shopping centres and ample public amenities are all within a short drive or bus ride.

Priced at entry level into highly desirable Wembley Downs this delightful, freshly carpeted and painted home is sure to impress.

For further details or to arrange a private viewing appointment please call Ian Fatharly on 0411 886 183.

#### Features and Accommodation

- 3 spacious bedrooms
- Renovated bathroom
- Study/activity room
- Open plan kitchen, living and dining
- Jarrah floorboards to main living and passage
- Ducted reverse cycle air-conditioning
- Separate granny flat with bathroom, laundry and storeroom
- Large north facing outdoor alfresco area with timber deck with storage underneath
- Established gardens and reticulation
- Solar hot water system
- Security screens to doors
- Double carport
- Rear garden shed
- New carpet to bedrooms
- Freshly painted
- Shire Rates \$2,473 approx. p/a
- Water Rates \$1,709 approx. p/a

#### Approximate Distance to;

- 350m- Joe Rice Playground
- 400m- The Downs Shopping Centre
- 750m- Wembley Downs Primary School
- 350m- Hale School
- 1.9km- Churchlands Senior High School
- 2.4km-Newman College
- 2.2km- Jackadder Lake Reserve
- 2.8km- Wembley Golf Course
- 3.1km- Event Cinemas
- 3.6km- Westfield Innaloo

*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.*