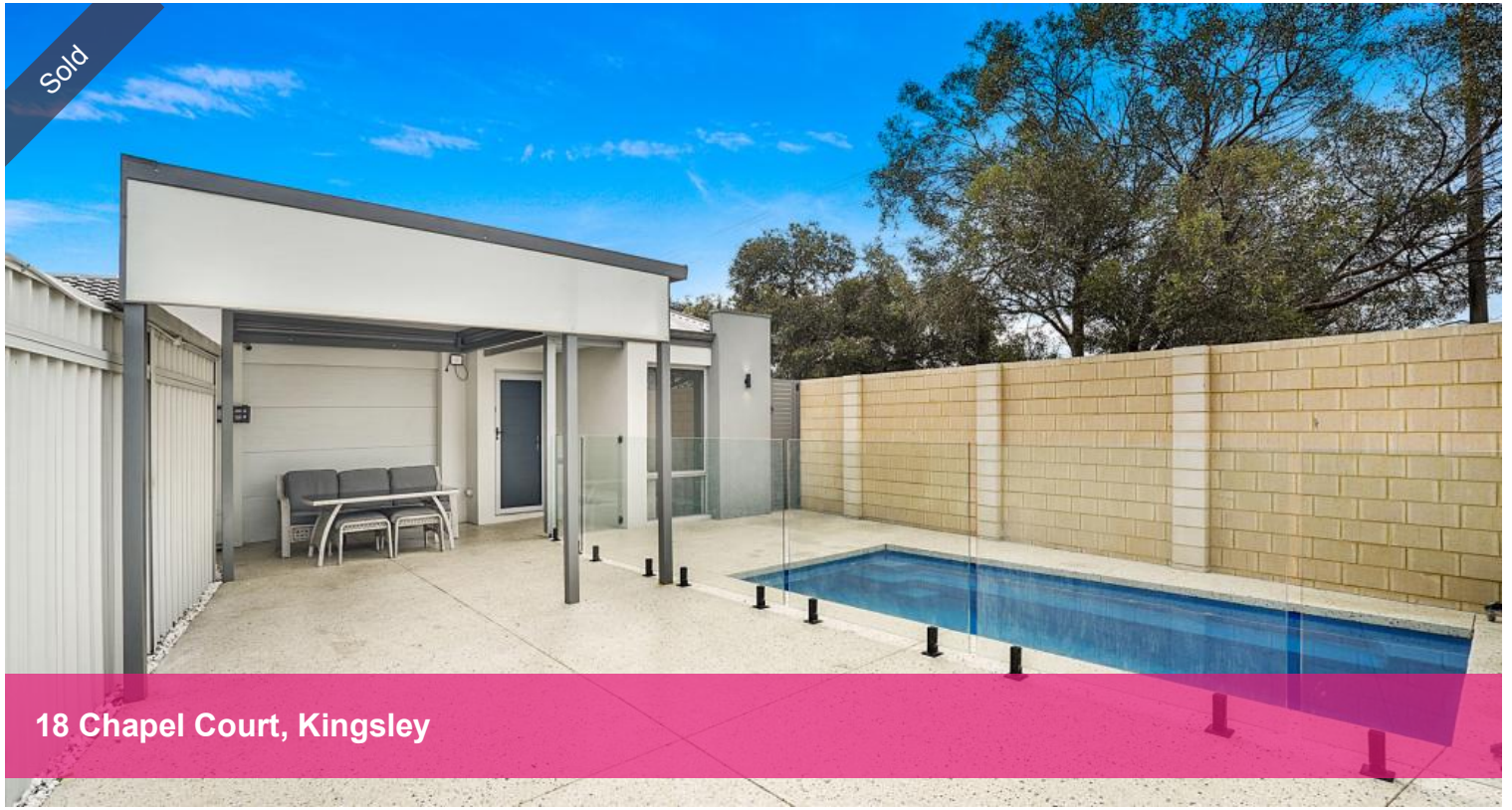


Sold



18 Chapel Court, Kingsley



UNDER OFFER with Ryan Joseph!!

KINGSLEY'S BEST BUY!!

Perfectly located at the end of a cul-de-sac street you'll find this fantastic 4 bedroom, 2 bathroom family home, completed in 2021 it comes with modern finishing's, a polished concrete outdoor entertaining area that overlooks a sparkling pool, and thanks to a fresh coat of paint, brand new carpets and all new lighting throughout you can simply move in and kick up your feet!

#### FEATURES YOU'LL LOVE:

- Walk upto the home and you'll be greeted with a spectacular outdoor entertaining area lined with honed concrete floors and overlooking a relaxing, heated pool that doubles as a spa. The outdoor alfresco area is great for entertaining and depending on your needs, could instead be used as a carport.
- Study located at the front of the home has great views overlooking the pool
- King-size master suite with his-and-hers robes plus ensuite and separate W/C
- Three queen size additional bedrooms with robes.
- For those with teenage kids, one of the rooms comes with a sliding door to the back yard allowing for a small private courtyard and direct access to the room from the garage.
- Main bathroom includes bathtub
- Open plan casual living incorporates the family room and dining area and comes with a recessed TV unit, plus a 70" TV (Included) and 6 lighted

🛏 4 🚿 2 🚗 4 📏 331 m2

**Price** SOLD for \$940,000  
**Property Type** Residential  
**Property ID** 30545  
**Land Area** 331 m2  
**Floor Area** 196 m2

#### Agent Details

Ryan Joseph - 0400 006 693

#### Office Details

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Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
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**XCEED**   
**REAL ESTATE**

shelves that can be dimmed

- Incredible kitchen with stone waterfall benchtops and breakfast bar, 5 burner gas cooktop, stainless steel range hood, dishwasher, double sink built into the stone benchtop, double door fridge recess and plenty of cupboard space
- Backyard has been transformed into a second indoor-outdoor living area. Completely protected from the elements it includes ducted reverse cycle aircon, ceiling fan and wall mounted TV

#### EXTRAS:

- Ducted reverse cycle air conditioning with 6 separate zones and fresh air option. Can be controlled with a touch screen module in the home or via an app on your phone
- Security cameras can be live streamed to an app on your phone
- 18 Solar panels with a 6kw inverter. An app for your phone helps you get the most efficient use from your solar.
- NBN already installed
- Single car garage
- Approx. 50m<sup>2</sup> of exposed aggregate driveway gives you the space to park an extra 4 vehicles (this area is ontop of the quoted land size, giving you closer to 400m<sup>2</sup> of total usable land)
- New carpet
- New lighting
- Freshly painted
- Built in 2021
- 331m<sup>2</sup> block
- 196.2m<sup>2</sup> Home

#### LOCATION:

- 50m to St Lukes Catholic Primary School
- 350m to Moolanda Park
- 550m to Galaxy drive-in movie theatre
- 750m to Halidon Primary School
- 1.2km to Woodvale Shopping Centre
- 1.7km to Woodvale Primary School
- 1.7km to the Kingsley Tavern
- 1.9km to Woodvale Secondary College (This property is in the catchment zone)
- 2.4km to Whitfords Train Station
- 3.2km to Cragie Leisure Centre

*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.*