

Sold



46 Wallum Road, Banksia Grove



## Stunning modern family home

Ahsan is excited to present a sensational family home for those seeking plenty of modern comforts and convenience, welcome to 46 Wallum Road in Banksia grove – a spacious four-bedroom, two-bathroom abode with home theatre, offering a fantastic lifestyle just moments from quality parks, schools, shopping precincts, sporting facilities, and public transport.

Step inside from a portico entrance into a tiled foyer and through to the fresh-faced main living areas of kitchen, living, and dining zones—the central, light, and bright welcoming heart of the home. The kitchen is sleek and contemporary for easy casual dining over the breakfast bar. Ample cupboards, a built-in oven, four-burner gas stove top, and a pantry cater perfectly to any culinary enthusiast.

From the living room, open your sliding doors to enjoy a paved, undercover alfresco area, ideal for summer family dinners and BBQs. With plenty of lawn wrapping around the home, there's ample space for the little ones and family pets to play, including room for a trampoline, swing-set, or even more.

Indulge in family movie nights in your home theatre, which also doubles as a perfect teenage sanctuary for entertaining friends. The generous-sized main bedroom boasts a bright and modern ensuite and walk-in robes, while the three additional bedrooms feature built-in robes and are conveniently accommodated by a family bathroom with bath.

 4  2  2  390 m<sup>2</sup>

**Price** SOLD for \$650,000  
**Property Type** Residential  
**Property ID** 30805  
**Land Area** 390 m<sup>2</sup>

### Agent Details

Ahsan Mustafa - 0420 270 173

### Office Details

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Clean-lined and restful with a functional floor plan, plus plenty of land at the front and rear of the home, this residence truly has 'family' written all over it. Walk to your local primary school with tranquil Discovery Park, popular Pitstop Playground, and Skatepark all less than one km away. Just moments from Joseph Banks Secondary School and local shopping, cafes, restaurants, golf courses, and with easy access to arterial roads and public transport, this home promises a welcoming, community-focused lifestyle for any family.

#### Property Features

Four carpeted bedrooms  
Two bathrooms  
Large main bedroom featuring walk-in robes and an ensuite  
All three other bedrooms with built-in robes  
Separate family bathroom with bath  
Open-plan living/kitchen/dining areas  
Theatre Room  
Modern, well-appointed kitchen with a pantry, built-in oven, four-burner gas stove with rangehood  
Undercover patio/alfresco area  
Separate laundry with exterior access  
Double garage with paved driveway  
Reverse ducted air conditioning  
Plenty of lawn at the front and rear of the home  
Portico and tiled entrance  
Solar panel

#### Locations (approx. distances)

Grandis Primary School: 270m  
St John Paul II Catholic Primary School: 700m  
Discovery Park/Pitstop Playground/Skatepark: 750m  
Joseph Banks Secondary School: 400m  
Banksia Grove Shopping Centre: 1.2km  
Banksia Grove Primary School: 2.0km  
Wanneroo Golf Club: 2.6km  
Banksia Grove Village: 2.8km  
Carramar Golf Course: 3.7km  
Duke Bar and Bistro: 3.8km  
Carramar Village: 4.4km

For expressions of interest, please contact Ahsan Mustafa at [ahsan@xceedre.com.au](mailto:ahsan@xceedre.com.au) or phone 0420 270 173 for additional details.

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