

Under Contract



6 Metz Way, Wembley Downs



## Premier Parkside Location

Under Offer! Off Market Sale To Ian's Buyer Database

This much-loved 4 bedroom 2 bathroom, single level, family on a generous 814 SQM block, directly opposite beautiful Luketina Reserve, is a rare find in highly desirable Metz Way.

Step inside this family haven, enjoyed by the sellers for the past 43 years, to find a well-appointed kitchen complemented by an open-plan living and meals area. The modern kitchen boasts a La Germania gas cooker, Miele dishwasher, ample storage and an adjoining laundry. Adjacent to the central kitchen is a separate lounge & dining area boasting delightful front garden and parkland views.

For those who enjoy outdoor living the home offers a fantastic covered alfresco area ideal for year-round entertaining. Overlooking the sparkling solar heated pool this outdoor space is perfect for hosting BBQ's or simply soaking up the tranquil, established private garden.

Also located in the rear garden is a separate studio/games room or possible teenager's retreat incorporating a bathroom, bar and potential for a kitchenette. This freshly carpeted, versatile room is ideal for parties and possible short term accommodation.

Register your interest today as homes on full sized blocks in this highly

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<b>Price</b>	Under Offer
<b>Property Type</b>	Residential
<b>Property ID</b>	31020
<b>Land Area</b>	814 m2

### Agent Details

Ian Fatharly - 0411 886 183

### Office Details

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sought after park side street are rarely available.

Contact Ian Fatharly on 0411 886 183 or [ian@xceedre.com.au](mailto:ian@xceedre.com.au)

#### Features and Accommodation;

- 4 bedrooms incorporating built-in robes
- 2 modern bathrooms
- Open plan lounge and dining enjoying delightful parkland views
- Modern kitchen with dishwasher and adjoining laundry
- Family/meals area opening onto rear alfresco and pool
- Study or activity area located between bedrooms 3 & 4
- Solid hardwood (Marri) flooring to entry, main hallway, family/meals and study
- Gently rising 814 SQM block
- Solar heated, concrete below ground pool
- Instant gas hot water heater
- 2 x split system air-conditioning systems
- Insulation to ceiling
- Reticulation to garden from shared underground bore
- Double carport
- Alarm system
- Established, lush garden
- Underground power to the area for a neater landscape
- Delightful parkland views!

#### Area Features

- Head over the road to Luketina Reserve and walk the dog, throw a Frisby, kick a ball, play cricket or just sit on the front porch and watch it all going on whilst enjoying a relaxing coffee
- Within Churchlands Primary School and Kapinara Primary School catchment areas
- Within Churchlands Senior High School catchment area
- Walking/bike riding distance to Newman College
- Walking/bike riding distance to Hale School
- Quick access to local and major shopping centres including Woodlands, Floreat Forum, Karrinyup, Herdsman Fresh, The Downs and Westfield Innaloo
- Major bus routes located within a few minutes walk including the Circle Route and special events bus to Optus Stadium
- Surrounded by numerous public amenities including Wembley Golf Course, Bold Park Aquatic Centre, sports fields, tennis club and picturesque Herdsman Lake & Jackadder Lake
- Only a few km to glorious coastline and approximately 10km to the city 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.*