

## THE FAMILY HOME YOU'VE BEEN WAITING FOR!

Bright and contemporary where spaciousness reigns supreme, this fourbedroom, two-bathroom residence offers one lucky family the ultimate in fine living, just moments from Honey Possum and Discovery Parks and playgrounds, schools, and local shopping precincts, plus the added convenience of a bus stop right across the road, making travelling to and from home a breeze.

A functional and flexible layout, the central hub of this home is the tiled, open plan living, kitchen and dining area, a generous and cohesive space where the whole family can come together. Keen chefs will love the modern kitchen featuring ample storage, bench space, glass splashbacks, 5 gas burner and stainless steel appliances, and with plenty of windows, plus sliding doors to the patio outside, this home is bathed in gorgeous, natural light. A separate theatre room makes movie nights and entertaining extra special for the whole family, doubling as an additional space for teenager's retreat while all four bedrooms provide comfort and style, the main bedroom boasting its own ensuite.

Outside is the perfect alfresco space, an undercover patio area ready for outdoor tables, chairs and furniture with the exterior featuring plenty of paved space for the little ones to play and ride their bikes. Two separate areas feature the convenience of low-maintenance, easy-care artificial lawn, ideal for swings or a trampoline, with garden beds and high Colorbond fencing ensuring privacy and security. There is plenty of space for extra parking too,

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Price	SOLD for \$750,000
Property Type	Residential
Property ID	31056
Land Area	507 m2

## **Agent Details**

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## **Office Details**

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with a double gate extending from the driveway, ideal for boats, bikes or trailers.

Make the most of extensive green space just footsteps from your front door, enjoy strolls through Honey Possum Park bushland, walking trails and cycling paths, Pitstop Playground, skatepark, and nearby Joseph Banks Gardens. Enjoy the convenience of easy shopping with Banksia Grove's Coles, Woolworths and Aldi, all less than 2km away and positioned within the intake area of Grandis Primary School and Joseph Banks Secondary College, you will want for nothing here.

Contemporary, low-maintenance living with space for all, elevate your family's lifestyle in this incredible home within arm's reach of the very best of all that Banksia Grove has to offer!

**Property Features** Four bedrooms - main with ensuite Two bathrooms - family bathroom with bath Two living areas Tiled open plan family, living, meals area Second separate living room Modern kitchen with stainless steel appliances, ample benchtops, glass splash backs, pantry, 5 burner gas stovetop Theatre room Generous undercover patio with downlights Spacious backyard featuring pavers and artificial lawn Separate laundry with access to the rear Ducted reverse cycle air conditioning Double garage with wide driveway for extra parking plus side gate access Front lawn Private and secure with high, Colorbond fencing all around Solar panels

Locations (approx. distances) Honey Possum Park 270m Discovery Park/Pitstop Playground/Skatepark 550m Grandis Primary School 1.2km St John Paul II Catholic Primary School 1.2km Joseph Banks Secondary School 1.3km Banksia Grove Shopping Centre 1.7km Banksia Grove Primary School 2.3km Banksia Grove Village 2.8km Wanneroo Golf Club 2.9km Carramar Golf Course 3.5km

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

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