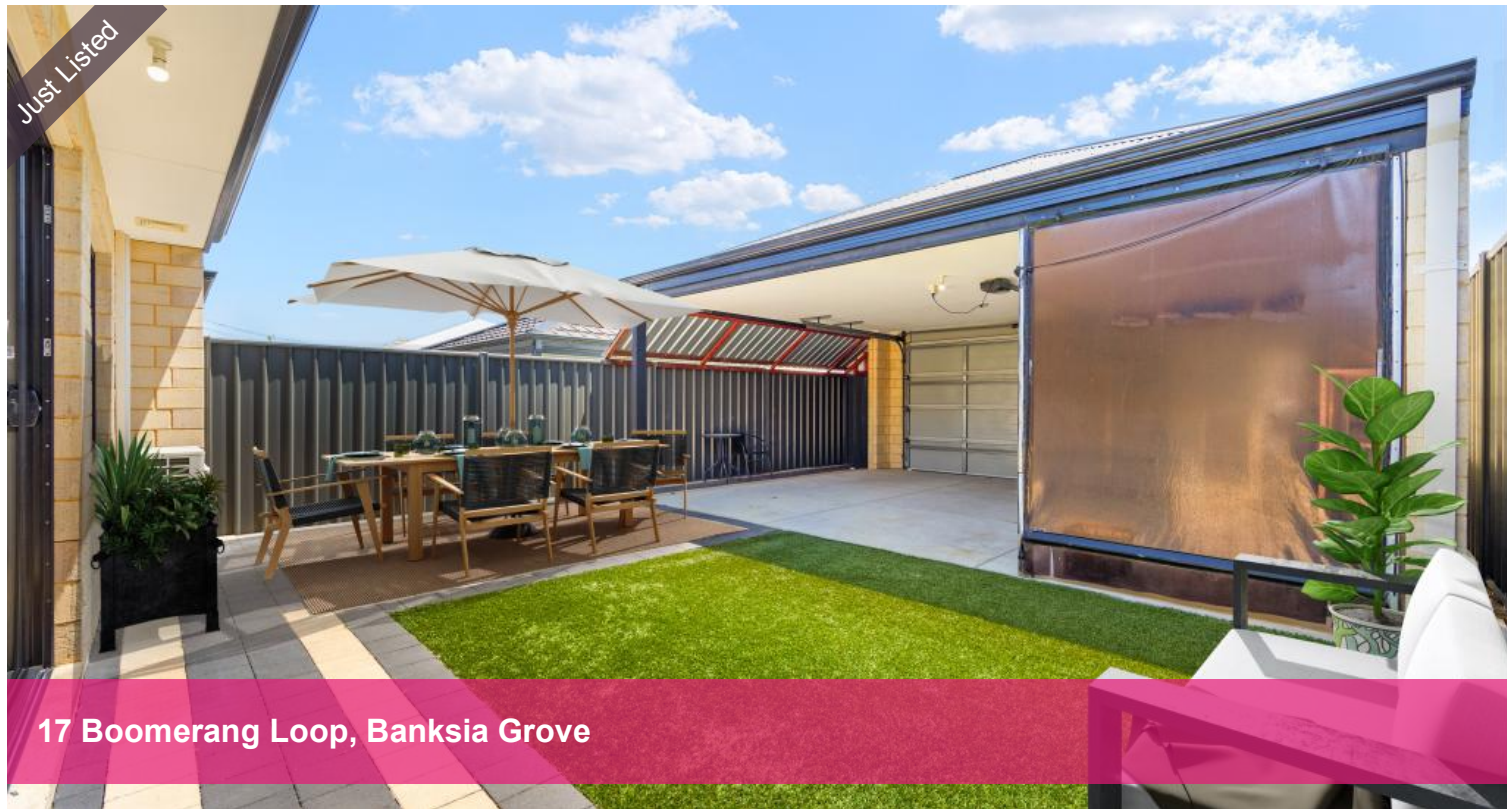


Just Listed



17 Boomerang Loop, Banksia Grove



## BANKSIA GROVE TRANQUILITY

Modern, fresh and bright – elevate your family's lifestyle in one of Perth's most family-friendly, convenient locations in this idyllic three-bedroom, two-bathroom home offering contemporary features, comfortable living, and a location hard to beat!

Perched on a quiet, tree-lined street with bushland views and trails across the road, it doesn't get much better than this! Enjoy the best of both worlds with ensured privacy and proximity to nature and easy accessibility to everything the modern family requires. Busy Bee Daycare Centre is literally right across the road, while local primary schools, Pitstop playground and skatepark are easily reached by foot. Banksia Grove Shopping Centre is just a short drive away and with easy access to Joondalup Drive and public transport, this home promises the ultimate in suburban convenience.

Set back from the road on an elevated position, the front of the home enjoys an undercover porch with an easy-care garden waiting for your special touches. Inside, the home is clean-lined and with a functional layout, features plenty of natural light, with a hallway leading to the central heart of the home, the tiled, open-plan living, kitchen and dining areas.

Modern to the core, keen chefs will love the spacious kitchen, plentiful bench space and breakfast bar, built-in oven, gas stovetop, and pantry. From this central hub, slide open your doors to extend living areas out onto a welcoming alfresco area, complete with easy-care artificial lawn, and cafe blinds making this a cosy exterior space for family dinners and BBQ's.

🛏 3 🚿 2 🚗 2 🏠 225 m2

**Price** from \$579,000 +  
**Property Type** Residential  
**Property ID** 31106  
**Land Area** 225 m2

### Agent Details

Ahsan Mustafa - 0420 270 173

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

Three generous bedrooms feature off the hallway, all with the comfort of carpet, built-in robes and blinds, with the main bedroom boasting a modern ensuite, while a family bathroom with bath and a separate toilet accommodates other rooms.

Additional features include lofty ceilings, a double garage with extra storage space, roller shutters, split air-conditioning plus a spacious laundry. An ideal home for first-home buyers seeking the ultimate in family convenience, just footsteps from tranquil bushland, local schools, parks and shopping, your comfortable and stylish family home awaits!

#### Property Features

225sqm land

Set back from the road on elevated position

Fenced and private with limestone wall/gated entrance

Three bedrooms

Two bathrooms

Main bedroom with ensuite, built-in robes

Minor bedrooms with built-in robes

Family bathroom with bath

Tiled open-plan living, kitchen, dining areas

Outdoor alfresco area with easy-care artificial lawn, plus paved area

Café binds

Double Garage with extra storage space

Roller shutters at front of home

Separate laundry

Solar panels

Split air-conditioning

#### Locations (approx. distances)

Busy Bees Childcare Centre 190m

Grandis Primary School 500m

Velvet Park 800m

St John Paul II Catholic Primary School 1.0km

Discovery Park/Pitstop Playground/Skatepark 1.3km

Joseph Banks Secondary School 1.9km

Banksia Grove Primary School 2.0km

Wanneroo Golf Club 2.1km

Banksia Grove Shopping Centre 2.2km

Banksia Grove Village 2.8km

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.

*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.*