

Under Contract



12A Mitcham Street, Wembley Downs



## Grand Family Residence

Nestled in a whisper quiet tree lined street this, quality Stannard built, family home is the epitome of comfort and functionality. With five spacious bedrooms, four modern bathrooms and multiple living areas on both levels, this grand residence has been designed to cater to the needs of large and multi-generational families.

As you enter through the open plan tiled foyer you're greeted by an abundance of natural light which flows throughout the home. The formal lounge, located at the front, offers an inviting space for entertaining or relaxing while the exquisite timber flooring and staircase provide a timeless charm and elegance. Every detail of this home has been carefully curated featuring large proportions, quality fixtures & fittings and high ceilings throughout.

At the heart of the home lies a fully fitted kitchen with solid Oak cupboard doors, Corian bench-tops, abundant storage and a seamless connection to the open plan meals, family and alfresco entertaining area. This versatile space is perfect for everything from casual family meals to hosting dinner parties. The ground floor also incorporates a home theatre/games room 5th bedroom with an adjoining ensuite bathroom, external door entry and separate study.

Upstairs you will find the 3rd generous living area, 4 bedrooms and 3 bathrooms. The huge master suite boasts a private balcony, walk in robe and

🛏 5 🚿 4 🚗 2 📏 440 m2

<b>Price</b>	Under Offer!
<b>Property Type</b>	Residential
<b>Property ID</b>	31217
<b>Land Area</b>	440 m2
<b>Floor Area</b>	394 m2

### Agent Details

Ian Fatharly - 0411 886 183

### Office Details

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

**XCEED**   
REAL ESTATE

ensuite with spa bath and separate shower. The remaining 3 bedrooms are all Queen sized with ensuite bathrooms, ensuring comfort and privacy for all.

Externally, the covered outdoor alfresco entertaining area is complemented by an established, lush easy-care garden, making it the perfect spot for gatherings with family & friends.

With its blend of space, luxury and functionality, this fine home provides everything you need for modern family living in a highly sought-after location surrounded by a selection of highly regarded schools and amenities.

For further details or to arrange a private viewing appointment please contact Ian Fatharly on 0411 886 183 or [ian@xceedre.com.au](mailto:ian@xceedre.com.au)

#### Accommodation and Features;

- 4/5 bedrooms
- 4 bathrooms
- Study/home office
- Formal lounge room
- Theatre/games room or guest bedroom wing
- Open plan kitchen, family and dining
- Large fully fitted kitchen incorporating solid Oak cupboard doors, Corian bench-tops, Freestanding 900mm oven and cook-top, dishwasher and ample cupboard space
- First floor living room/activity room
- Huge master bedroom with walk-in robe, ensuite and balcony
- Covered alfresco area
- Low maintenance, established garden
- Timber flooring to staircase and entire first floor
- Double garage with remote controlled door
- Ducted reverse cycle air-conditioning
- Quality constructed by Stannard Homes
- Room for a pool in the rear garden if required
- Street front 440 SQM Survey-Strata Lot

#### Approximate distance to;

- 700m- Luketina Reserve
- 850m- Hale School
- 1.2km- Newman College
- 1.3km- Wembley Downs Primary School
- 1.4km- Churchlands Senior High School
- 2.0km- Wembley Golf Course
- 2.7km- Herdsman Lake
- 3.0km- Floreat Beach
- 4.0km- Innaloo Shopping Centre

Council Rates- \$3,551 p/a approx

Water Rates- \$2,242 p/a approx

*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.*