

Sold



283 Grandis Boulevard, Banksia Grove



## EASY MODERN LIVING IN BANKIA GROVE.

Welcome to 283 Grandis Boulevard, Banksia Grove, an easy-care three-bedroom, two-bathroom residence in the heart of leafy Banksia Grove just moments from local shopping, parks, schools, and public transport. This is a wonderful opportunity for first-home buyers wanting to settle in a family-friendly area close to all amenities or investors seeking a home in a high-growth area with fabulous high-yield potential.

Light and bright, this home offers plenty of inviting spaces and with a living area, there is room for the whole family to come together in the central living/kitchen/dining areas as well as extra space to enjoy privacy or quiet time away from the rest of the household. A modern and well-appointed kitchen features plenty of cupboards, bench space, pantry and a sink with a generous-sized dining area that flows out to the exterior of the home. Open up your sliding doors to a paved courtyard and you have a great space for outdoor furniture, potted plants, and room for the kids to play.

Three bedrooms offer comfort and the privacy of roller shutters, the spacious, open-plan main bedroom enjoying its contemporary ensuite and his and her walk-in-robos with two other bedrooms also featuring mirrored, sliding built-in robes serviced by a second bathroom with a bath.

Fresh-faced, and clean lined with modern features, fittings and a neutral palette, this is a home in a stellar location that promises a convenient lifestyle

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<b>Price</b>	SOLD for \$605,000
<b>Property Type</b>	Residential
<b>Property ID</b>	31322
<b>Land Area</b>	225 m <sup>2</sup>
<b>Floor Area</b>	109 m <sup>2</sup>

### Agent Details

Ahsan Mustafa - 0420 270 173

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
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hard to beat. Walk to local shops, childcare centre, Pitstop Playground, bus stop, and Grandis Primary School, with Joseph Banks Secondary College and local golf clubs just a short drive away. A modern, easy-care home with everything close at hand, there is simply nothing to do but move in and enjoy!

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.

Features include:

- Three carpeted bedrooms, open-plan main with ensuite and his/hers separate walk-in robes
- Built-in robes to other bedrooms
- Open plan living/kitchen/dining areas
- Kitchen features island bench, modern appliances, ample cupboards, pantry, double sink
- Second bathroom with bathtub
- Split system air conditioning in main living area
- Evaporator
- Timber style flooring
- European laundry area with storage space
- Double automatic garage with rear lane access
- Low maintenance gardens
- Roller shutters to windows throughout
- Fully fenced with gated entrance, lawn and gardens at front of home

Location (approx. distances):

Walking distance to nearby bus stop

- Grandis Primary School - 350m
- Dragonfly Park - 850m
- St. John Paul II Catholic Primary School - 1.0km
- Pitstop Playground - 1.1km
- Joseph Banks Secondary College - 1.7km
- Banksia Grove Primary School - 1.8km
- Banksia Grove Shopping Centre - 2.1km
- Banksia Grove Village - 2.7km
- Wanneroo Golf Club - 3.0km
- Carramar Golf Course - 3.8km

*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.*