







SUPERBLY STUNNING, IS SURE TO IMPRESS!

Located in the much sort after Willetton SHS & Rostrata Primary School zone.

A welcoming street appeal with colourful eye-catching gardens draw you into this beautiful family home through the wide double door entry.

Step inside to be impressed by this totally updated large 4 bedroom, 2 bathroom home with stylish quality renovations designed for both convenience and lifestyle serenity. An impressive floorplan of 258m2 which comprises 4 Bedrooms, 2 Bathrooms + Theatre + Games + Open plan living. All of which integrates effortlessly to the huge undercover year-round entertaining area with Spa overlooking fully established gardens and water feature. This is a home to easily enjoy being in now and for years to come.

Special Features:

- Stunning "Spotted Gum" solid timber flooring throughout
- Daikin reverse cycle ducted air conditioning to living areas
- Reverse cycle split system air conditioners to some bedrooms
- Gas double sided fireplace between theatre and living. Ducted through living
- Ceiling fans to living, theatre and bedrooms
- Security screen doors
- Quality curtains and blinds
- Home CCTV system

4 2 3

Price	SOLD for $1,600,000
Property Type	Residential
Property ID	343

AGENT DETAILS

Ros Fielding - 0411 775 187

OFFICE DETAILS

Bricks & Mortar Real Estate Solutions
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08 6140 6619

- Garage has extra height to fit commercial and/or 4 x 4 vehicle
- Extra parking space beside garage for a car, boat or caravan
- Side are vehicle/trailer access
- Huge storage Solar hot water system with electric booster
- 5kw Solar system back to grid - 20 solar panels plus 2 x 2.5 inverters
- Rainwater tanks - 2 x 3,000 litre, 2 x 1,000 litre, 1 x 2,000 litre plumber through Davey Aquashield Max filtration system (5-micron, 20-micron & UV light) directly to house
- Gardens are fully automatic reticulated with submersible bore pump
- NBN fibre to premises internet service, direct fibre cabling into house

Property Features:

- Wide double solid wooden door entry
- Separate Theatre room with double doors and room for a very large TV mounting, pre-wired for home theatre
- Gourmet open plan Kitchen with a large island bench and breakfast bar, granite bench tops, quality appliances with 900mm SMEG gas cook top and oven. Rangehood, dishwasher, glass splashback, double sink with rain water filter tap, large fridge/freezer recess (plumbed), loads of cupboards, plenty of drawers, and double door pantry
- Open plan family and dining areas
- Spacious Games room with large pool table
- Stylish Bar/Laundry with Stone bench top off games room. Under bench washer/dryer space.
- King size master suite made for relaxation with private courtyard retreat offering a serene space to privately unwind, is ideal for quiet moments
- Large custom walk-in robe to master fitted out with drawers, shelves and plenty of hanging space
- Spacious ensuite with vanity, large double head semi frameless shower and separate toilet
- Three minor bedrooms, 2 with double door built-in robes. 4th bedroom currently used as a 2 desk home office
- Spacious main bathroom with semi frameless shower, vanity and large soaker tub
- Separate 2nd toilet
- Full height double door linen cupboard
- Oversized secure double lock up garage with remote door, work bench and storage area. Shoppers entry straight to Kitchen and rear side access
- Huge entertaining patio/alfresco area with Zip track outdoor blinds overlooking lush tropical garden with water feature
- Spa in fully fenced area with hard cover
- Fruit trees - Lemon, Lime and peach
- Garden shed

Location:

- Close to a choice of great public and private primary and secondary schools including Willetton SHS and Rostrata Primary School
- Close to Southlands, Rostrata, Collins Road and Riverton Forum shops, cafes and restaurants
- Close to parks and public open spaces

- Close to public transport
- Easy access to Roe highway and main arterial roads

Rates:

- City of Canning: $2,252 Yearly approx.
- Water Rates: $1,674 Yearly approx.

This is a private, secure, and stylish family home that combines functionality with comfort and enjoyment. As you have read, it has so much to offer. It is one you will certainly want to view. Do not waste time!

Contact Ros Fielding to register your interest today – 0411 775 187

ros@bricksmortar.net.au

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