

1 Banner Place, Swan View, WA 6056

Sold House

Sunday, 13 August 2023

1 Banner Place, Swan View, WA 6056

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 782 m2

Type: House



Rash Dhanjal
0300243629

\$610,000

FIRST HOME OPEN SUNDAY 6th AUG. from 10.45-11.30 am with complimentary coffee/chai Welcome to 1 Banner Place in Swan View, where a perfect Tradie's home with loads of potential awaits you. Presented by Ana and Rash from Team Rash - The Agency, this delightful family home sits on a generous 782 sqm approx. corner block, offering plenty of parking and possibilities for a vibrant lifestyle. The current owner has upgraded this home to the next level, making it a fine choice for a growing family or anyone seeking space and convenience.

Key Features:

- A HUGE drive-through powered shed of approximately 70 sqm with an approximate height of 4.5 meters at the pitch. This shed provides ample space for tradies or hobbyists to work comfortably and securely.
- Double garage and side access, allowing you to park a Ute, caravan, or boat, providing flexibility for all your transportation needs.
- The property boasts a fairly large frontage with a timber decking area, perfect for enjoying the sunshine and creating a warm welcome for visitors.
- A large covered patio is ideal for outdoor barbeque fun time with friends and family, extending your entertainment options.
- The property is equipped with an alarm and CCTV system with monitoring, ensuring security and peace of mind.
- The backyard offers plenty of potential for your own landscaping and design ideas, providing you with the freedom to create your dream outdoor space. Front yard has a timber decking and a freshly installed artificial lawn. Easy care and more fun & relaxation.
- There is an opportunity to finish the limestone fencing to your preferred style, further enhancing the property's privacy and aesthetic appeal.
- LED downlights in common areas.
- For eco-conscious Buyers 24 solar panels are installed for saving electricity cost.

Upon entering the home, a foyer-style welcome leads to the adjoining formal living area, while a raised study area ensures the layout is well-equipped for productivity. The heart of the home is a spacious open-plan kitchen, living, and dining area featuring exposed brickwork and a wood-burning stove, creating a cosy sanctuary for cold winter nights with the family. This area seamlessly transitions from interior living to outdoor entertaining, making it an ideal home for a growing family.

Property Features:

- Block size: Approx. 782m², Built year: 1981 circa
- Raised front yard with a timber decking for relaxation
- Foyer-style entrance adorned with delicate wall art
- Formal lounge at the entrance for receiving guests
- Study nook, perfect for work or study activities
- Open plan kitchen, living, and dining room with a wood-burning stove
- Well-appointed kitchen with wrap-around bench and ample storage
- Master bedroom with walk-in robe and ensuite
- Three secondary bedrooms with built-in robes
- Primary bathroom with vanity, bath, and shower
- Paved alfresco area and covered patio for outdoor entertainment
- Spacious backyard, providing opportunities for landscaping design
- Good-sized laundry for convenience

Special Features:

- Solid timber flooring in common areas for added elegance
- Fitted carpets in bedrooms for comfort
- LED lights in common areas for energy efficiency
- Reverse cycle split system air conditioning wall units for climate control
- Ceiling fans in all bedrooms for added comfort
- Huge, powered shed of approximately 70 sqm, catering to tradie needs
- Double garage with a drive-through shed, providing easy access
- Side access for parking a Ute, caravan, or boat

Location Features:

- Quiet family-friendly area situated at the entrance of a cul-de-sac
- Walking distance to Swan View Primary School, Swan View Senior High School, and Greenmount Primary School, ensuring easy access to quality education.
- Close to numerous parks and reserves, providing opportunities for outdoor recreation and relaxation.
- Short distance to local shopping amenities and bus routes, making errands and transportation convenient.

Situated in a neighbourhood surrounded by parks and reserves, 1 Banner Place is conveniently positioned between the amenities of the Swan Valley and the regional hub of Midland, making it a favourite choice for those seeking a well-connected location. Enjoy the superb elevated corner block location and take advantage of this sizzling opportunity. Contact Ana at 0481092 390 or Rash at 0410 564 761 today to arrange a viewing and secure this perfect tradie's home with loads of potential!

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.