

1 Mallard Rise, Kingsley, WA 6026

Sold House

Friday, 1 September 2023



1 Mallard Rise, Kingsley, WA 6026

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2001 m2

Type: House

\$1,340,000

Absolute park frontage overlooking picturesque Lake Goollelal - act now to secure Located within the sought after Kingslake Estate, this large family residence offers a 2001 square metre landholding and a massive rear garage. Enjoy the unspoilt beauty of Yellagonga Regional Park. Peaceful walking trails, natural bushland, lakes and cycle tracks are all at your doorstep- lifestyle doesn't get better than this! Designed to take advantage of its lakeside position, this custom, quality built residence offers great street appeal and generous accommodation to suit a growing family - 4 big bedrooms, a private study and multiple living spaces that take in serene lake views. A separate lounge room greets you via a spacious tiled entry and features a traditional bay window and a brick fireplace for cold winter evenings. An appealing floorplan offers separate zones for adults and children, inclusive of bedroom accommodation. All minor bedrooms are double sized and feature generous built-in storage. This home provides an abundance of space for easy family living and entertaining, connecting seamlessly with its fabulous outdoor areas. Set amongst lush bore reticulated gardens, a sheltered and private rear yard comes complete with an entertainers patio and a family size swimming pool complete with slide for hours of summer fun! The impressive brick garage has to be seen to be believed. Approximately 10 metres in length and over 7 metres in width, almost anything can be accommodated in here with ease. The ultimate workshop, or parking for cars and boats - the space inside is amazing. Double gates and a paved driveway provide easy access to the street. Enjoy an enviable family lifestyle just minutes to all amenities. Shops and a choice of popular schools are all nearby. Public transport is convenient, with bus links to both Whitfords and Greenwood train stations that provide easy access into Perth CBD. Properties here are tightly held for good reason. Very few homes are offered for sale in this estate because residents simply love living here. The good life awaits! Features: 4 double size bedrooms, Study, 2 bathrooms, 3 WC's Generous built in storage through out Large kitchen with lake outlook, deluxe Fisher & Paykel wall oven, 4 burner gas stove, walk in pantry and double size fridge recess Double Lock-up garage with internal access, auto door Daikin ducted reverse cycle air-conditioning system Large solar power system with 24 panels to save you \$\$\$ Master bedroom suite with walk-in fitted robe, large en-suite with a separate WC and luxury size double shower recess Gas storage HWS Private outdoor patio with handy sink, built in wood and Gas BBQ's Bore reticulated gardens The Location: Stroll to Rev John Smithies park Intake zone for Woodvale secondary College, close to Kingsway Christian College Close proximity to Madeley primary school, Montessori school and St Luke's primary school Convenient shopping at Kingsway Shopping Centre, Warwick Grove, Greenwood Village and Westfield Whitford City If you require any further information regarding this fabulous property, or would like to arrange a viewing, please contact Matt Parker on 0417 183 353 or email matt@spraggongorge.com.au