

10 Regelia Court, Ferndale, WA 6148

Sold House

Wednesday, 28 February 2024

10 Regelia Court, Ferndale, WA 6148

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Judy Duggan
0413096795

\$760,000

Judy Duggan and The Agency are so proud to welcome you to 10 Regelia Court, Ferndale. This spacious 3x2 home boasts an additional 1x1 separate airconditioned studio with a large bathroom (an easy granny flat conversion), providing the perfect opportunity for extended family living, an additional income source as a rental, or a full facility home business. The main residence has been designed with inclusions that are ideal for your family both inside and out. Offering a separate front living area, open plan living is also demonstrated, showcasing an enviable chef's kitchen with all the modern conveniences, a family room and dining room with interior space that ensures the whole family can gather to enjoy the lifestyle you all deserve! The open plan area flows out to a spacious outdoor entertaining area, cherished memories await you hosting family & friends in the huge gabled patio. Reverse cycle air conditioning / heating, 2 gas bayonets plus a solar hot water system and 24 solar panels, providing stress free comfort all year round. Ideally situated on a 690sqm R20 lot in the multi award winning Lynwood High School zone, and a short stroll to the Canning River Reserve, this rare offering will not last long! What's to love:- Spacious King size master with split system aircon plus ceiling fan, ensuite and WIR- The minor bedrooms both have ceiling fans, Bedroom 1 with a double door sliding robe- Separate front living room with RC air conditioning / heating with an outlook to the lovely front vista- The Chef's kitchen is complimented by a feature glass splash back set against an enviable 900mm stainless steel free standing gas stove & cooktop, canopy rangehood, stunning feature bench tops, double sink and dishwasher, ample pot drawers and storage space plus overhead cabinetry and a convenient hide away butlers cupboard for your small appliances- Stunning main bathroom with stone benchtops, large walk in shower and full height tiling - 1x1 air-conditioned studio conveniently situated near the garage entry, also with side gate access – add a kitchenette for an easy Granny Flat conversion. The bathroom is a great size with enough room to add laundry facilities - Ethernet porting through the house and studio - New guttering & downpipes on the alfresco side - Gas bayonets in the front lounge and family room- Separate free standing powered workshop - Rain water tank- Huge gabled patio with plumbing, all ready for you to build your dream outdoor kitchen- Secured garage with manual roller door and upgraded lighting & power points- 6kw 24 Panel solar system - Bore reticulation to the front & rear lawn and drip system in the front garden bed- Solar hot water system (2 years new!)- 1972 solid build with additions / renovations inside and out - Situated in the multi award winning Lynwood Senior High School zone- Full size green title 690sqm R20 lot - City of Canning rates approx \$1815 per annum / Water rates approx \$1240 per annum Ideally situated, close to the Canning River Reserve walking trails & cycleway, Ferndale Oval, Lynwood Senior High School, Bannister Creek Primary School, Carousel shopping & entertainment precinct, Riverton Leisureplex and Library as well as Riverton Stockland's and close to public transport, this incredible home is a MUST SEE! Call Judy, your fully licensed local agent, on 0413 096 795 to arrange a viewing. 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.