

11 Aromatic Crescent, Atwell, WA 6164

House For Sale

Wednesday, 29 November 2023

11 Aromatic Crescent, Atwell, WA 6164

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 385 m2

Type: House



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All Offers Presented!

All offers presented 12th December 2023, unless sold prior. ** The Sellers reserve the right to accept an offer prior 12th December 2023 **Nestled within the thriving heart of Harvest Lakes in Atwell, a mere 410m stroll from the Aubin Grove train station and a swift 144m from the local bus route leading directly to Gateway Shopping City, convenience defines this remarkable residence. A short 312m away lies the Harvest Lakes Shopping Centre, an enclave where the 115 Groundhouse café staff greet regulars by name, Degani Café beckons with delectable meals and evening libations, Harvest Lakes Chinese Restaurant tantalises taste buds, and Woolworths stands amidst an array of convenient shops—just a glimpse of the neighbourhood's vibrant offerings. Welcome to this exquisite 3-bedroom, 2-bathroom home with study, a testament to modern elegance and comfort. Step inside to be enchanted by the master bedroom, sitting at the front, adorned with plantation shutters and boasting his and hers walk-in robes that not only offer ample storage but also create a serene sanctuary by separating the bedroom from its ensuite. The ensuite itself features a spacious shower, vanity, and toilet, promising comfort, and privacy. Adjacent to the master suite lies a separate home theatre exuding charm with its plantation shutters and a captivating coffered ceiling. A spacious home office stands just next door, versatile enough to serve as a fourth bedroom, a sewing room, or a personal gym—a space tailored to your needs. Journey further through this inviting abode to discover the bright, airy living area enhanced with a 31-course ceiling—a haven for relaxation and entertainment. The kitchen, a dream for culinary enthusiasts, boasts modern stainless-steel appliances, including a 900mm under-bench oven, gas cooktop, rangehood, and dishwasher. Seamlessly connected to the meals and family room, the kitchen extends to the timber lined alfresco entertaining area, fostering a seamless indoor-outdoor experience. The generously sized children's bedrooms feature double built-in robes with mirrors and ceiling fans, while the well-appointed main bathroom offers convenience with its neutral tones, vanity, a relaxing bath, and a shower. The highly functional laundry, complete with an in-bench trough and a 3-sliding door linen cupboard, completes this thoughtful layout. Step outside to discover an effortlessly low-maintenance backyard, making this home an ideal retreat for downsizers, first-time buyers, or astute investors. Completing this splendid package is the fully ducted evaporative air conditioning for summer comfort and a secure lock-up garage, a spacious 6.96m deep, offering peace of mind and room for your 4 wheel drive, and ample storage. Seize this opportunity to claim this beautifully appointed residence as your own—a fusion of style, functionality, and convenience beckoning you into a new chapter of modern living. For further details or to explore this exceptional home, I am Nicola Stacey from The Agency, ready to assist you on this journey towards owning your dream lifestyle. ** Home open times are subject to change without notification. Please check the web for the inspection schedule on the day of the home open **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.