

# 11 Birchwood Avenue, Woodlands, WA 6018

## House For Sale

Tuesday, 9 January 2024

11 Birchwood Avenue, Woodlands, WA 6018

Bedrooms: 3      Bathrooms: 1      Parkings: 1      Area: 797 m2      Type: House



Mathew St Guillaume  
0400049099



Dan Rhoding  
0403423229

## OFFERS

A spacious 797sqm block in the heart of Woodlands is where you will discover this gorgeous 3 bedroom 1 bathroom character home that exudes warmth and charm in every corner. Solid wooden floorboards, high ceilings, decorative ceiling cornices and feature skirting boards help preserve the residence's original nostalgia of yesteryear, as you step into the past in order to provide yourself with a better future within the most sought-after of locations, close to beautiful Jackadder Lake Reserve – and more. Welcoming you inside off the entry porch is a huge family room with a fireplace and striking ceiling rose, separate – yet only inches away – from the stylishly-renovated open-plan kitchen and meals area, complete with down lights, sleek white cabinetry, double sinks, a dishwasher, a range hood, gas cooktop and an under-bench oven for good measure. Beyond that lies a massive second living room that leaves space for dining and seamlessly extends out to the rear for fantastic covered alfresco-style outdoor entertaining. Off the meals space sits a lovely deck that is perfect for relaxing and unwinding on. All three bedrooms are large in size and have ample built-in-wardrobe options, inclusive of a generous master where three sets of built-in double-door robes sit side-by-side and complement a split-system air-conditioning unit. Brilliant in its simplicity is a practical bathroom, where a separate shower and bathtub help cater for everybody's personal needs. Out back, lush green lawns are an absolute godsend for those with kids, pets or both, whilst a paved open-air courtyard doubles as an extension of the patio area, just in case a little bit of extra room is required for those special occasions. Playground facilities, picnic spots and brisk walks around Jackadder Lake are a given once you move in here, with the likes of Bada Bing Café, the 3 Sheets on the Lake restaurant, medical facilities and Woodlands Shopping Centre all just around the corner, too. Woodlands Primary School, Holy Rosary School, Hale School and even Churchlands Senior High School are also nearby, with Newman College, the International School of Western Australia and St Mary's Anglican Girls' School not too far away, either. Add in a very close proximity to glorious beaches, Westfield Innaloo Shopping Centre, the local café, restaurant and cinema precinct, more shopping at the new-look Karrinyup complex, wonderful Herdsman Lake, community sporting amenities, Wembley Golf Course, the freeway, Glendalough Train Station and the Perth CBD and you have yourself the perfect package, if a magnificent entry property into the exceptional suburb of Woodlands is what you seek. This heart-warming haven is destined to impress, just you wait and see! Other features include, but are not limited to:

- Split-system air-conditioning and built-in shelving/storage to the separate living/dining room
- Two sets of built-in side-by-side double robes – plus additional over-head storage space – in the 2nd/3rd bedrooms
- Built-in study/computer desk in the 2nd bedroom
- Ceiling fans in all three bedrooms
- Additional built-in storage in the bathroom
- Modernised laundry with heaps of storage and bench space
- Direct alfresco access, from the laundry
- Separate toilet, off the laundry
- Linen press
- Solar-power panels
- Down lights
- Security doors and screens
- Instantaneous gas hot-water system
- North-facing backyard
- Established trees, lawn and gardens
- Garden shed
- Single lock-up garage
- Extra driveway parking space

Are you ready to #experience remarkable Call Mathew St Guillaume on 0400 049 099 for more details ALL OFFERS PRESENTED 29th JANUARY 2024 UNLESS SOLD PRIOR