

11 Garland Way, Trigg, WA 6029



House For Sale

Friday, 3 May 2024

11 Garland Way, Trigg, WA 6029

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 731 m2

Type: House



Bec Giles

0892461344

Offers

Perched up high on a quiet looped street just a few doors down from the sprawling Trigg bushland Reserve sits a much loved family home. You can feel the warmth and pure feeling of "home" that flows through this house that will pull on your heart strings. This beloved 70's home is now looking for its new family to look after it as much as the original owners have. The front of the house is set back behind some beautiful native trees that line a long front veranda with plenty of grass for kids to play & the peace of mind knowing they are safe on this quiet street. Set on 731sqm of land with 4 bedrooms, 2 bathrooms and a choice of separate living areas this home has space for everyone. The powered studio to the rear of the home is another great space to do as you will, there are so many options here. Not to mention the large salt water heated pool that will be enjoyed all year round. If you are looking for the perfect place to raise your young family this is it!

THE HOME

- Master bedroom with walk in robe and en-suite
- Further 3 bedrooms with built in robes
- Master bathroom with bath/shower
- 3 Toilets
- Separate living areas
- Evaporative ducted air conditioning
- 2 split system reverse cycle air con in both living rooms
- Ceiling fans
- New Carpet to the back lounge room and 4 bedroom/study
- Rear powered studio
- Large Salt water and heated pool
- Solar panels
- Double tandem garage

LOCATION PERKS

- A short stroll to Kitchener Street Deli where the famous Phil will always greet you with a smile.
- Peaceful walks through native Trigg bushland - literally on your doorstep
- Walk or ride to be a part of the best surf spot & community in Perth
- Walk to Hamersley Golf Course
- Fantastic community sporting facilities at Charles Riley Memorial Reserve
- Walking distance to a choice of excellent Schools
- Lovely stroll too many cafes and restaurants along our beautiful coastline
- The exciting Karrinyup Shopping Centre and entertainment hub is around the corner
- Easy access to the freeway, Lake Karrinyup Country Club & Hillarys Boat Harbour
- Ride your bike to Scarborough Beach esplanade
- Trigg Medical Centre is close by

NEED TO KNOW

- Built 1972
- Land size 731sqm
- LOT 137/ PLAN 009760
- VOL 617/ FOLIO 192
- City of Stirling, Zoned R2 SCHOOL CATCHMENTS
- North Beach Primary School 1.6km
- Carine Senior High School 3.2km
- PRIVATE SCHOOLS CLOSE BY
- Our Lady of Grace Primary School 1.4km
- St Marys Anglican Girls School 1.7km
- Hale School for boys 8km
- Sacred Heart High School 6.9km
- Newman High School 9.3km

OUTGOINGS

- City of Stirling 2023/2024 \$1,404.00
- Water Corporation 2023/2024 \$1,284.00

Trigg is an iconic West Coast location with a unique small community and village feel. Just moments from the relaxing sand, surf and sun. Come be a part of this amazing suburb of Perth. I promise you it will be the best decision you will ever make. For more information please don't hesitate to call me anytime on 0433 777 293.

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.