

11 Indooroopilly Place, Connolly, WA 6027



House For Sale

Thursday, 11 April 2024

11 Indooroopilly Place, Connolly, WA 6027

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 751 m²

Type: House



Russell Dohmen
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ALL OFFERS BY 24TH APRIL (unless sold prior)

A tranquil cul-de-sac in sought-after Connolly is the fitting setting for this spacious 4 bedroom 2 bathroom home that defines contemporary comfort and sits just a few minutes away from the world-class Joondalup Resort and its sprawling golf-course greens. Beyond a leafy frontage with lush green lawns and a delightful leadlight-lined entry verandah lies a sunken front lounge room, complete with a gas bayonet and split-system air-conditioning. It is overlooked by a formal-dining room that is also reserved for those special occasions. A huge front master-bedroom retreat is epic in its proportions and plays host to split-system air-conditioning, gorgeous white plantation window shutters, a ceiling fan, separate "his and hers" walk-in wardrobes and a sublime fully-tiled - and renovated - ensuite bathroom with a shower, separate bathtub, heat lamps, a sleek stone vanity and a separate fully-tiled toilet. A single French door flows into an open-plan family, meals and kitchen area that doubles as the central hub of the house with its high ceilings, fan and split-system air-conditioning unit. The revamped kitchen - also large in size - has feature down lights, sleek stone-transformation bench tops, double sinks, a water-filter tap, a breakfast bar, scullery area, tiled splashbacks, a stainless-steel Fisher and Paykel range hood, a De Dietrich Induction cooktop, a Miele oven, an Ariston microwave and a stainless-steel AEG Favorit dishwasher. The separate minor sleeping quarters are headlined by a carpeted games/activity room with its own gas bayonet and split-system air-conditioner. The three spare bedrooms are serviced by a fully-tiled and modernised main family bathroom with a walk-in shower, a stone vanity and heat lamps. Double doors link the family room to a spacious outdoor patio-entertaining area at the rear, benefitting from shade blinds from protection from the elements - as well as a sweeping tree-lined outlook to savour. A sunken and hidden back courtyard is the perfect place to sit, relax and unwind, with a cup of tea or coffee in hand. Only walking distance away from the nearest bus stop and very close to the freeway, Joondalup Train Station, Connolly Primary School, shopping at Lakeside Joondalup, HBF Arena, Lake Joondalup Baptist College, Prendiville Catholic College and pristine northern-suburbs' beaches, this exemplary residence has "living convenience" written all over it. Prepare to be pleasantly surprised! Other features include, but are not limited to;

- Security-door entrance
- Wooden floorboards
- Carpeted bedrooms and formal spaces
- Large 2nd bedroom with a fan and built-in double robes
- 3rd bedroom with a fan and BIR - next to the games room
- 4th bedroom with a ceiling fan and double BIR's - adjacent to the games room
- Separate laundry with storage, bench space and access out to an under-cover side drying courtyard with two clotheslines
- Separate fully-tiled - and renovated - 2nd toilet
- Double linen press
- Solar-power panels
- Security-alarm system
- Ducted-vacuum system
- Electric security window roller shutters
- Timber feature skirting boards and door frames
- Gas hot-water system
- Reticulation
- Established gardens
- Separate remote-controlled double lock-up garage
- Side garden shed/storage area
- Side pergola courtyard with double side-access gates
- Large 750sqm (approx.) family-sized block

Disclaimer: This information is provided for general information and marketing 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. Property is being sold as is. The seller reserves the right to accept an offer at anytime without giving notice.