

# 11 Matlock Heights, Darch, WA 6065

**Realmark**

## House For Sale

Monday, 4 March 2024

11 Matlock Heights, Darch, WA 6065

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 604 m2**

**Type: House**



Ben Rudgeley  
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**From \$1,299,000**

What we love This impeccably designed residence showcases a contemporary aesthetic, appealing to individuals with a penchant for modern architecture. Upon entering, you are welcomed by a meticulously crafted interior featuring a spacious living area. The dining space, adorned with tasteful decor, can effortlessly accommodate sizeable dinner parties, complementing the home's entertainment-friendly layout. The kitchen, designed to meet the standards of culinary enthusiasts, boasts top-of-the-line appliances and abundant storage options. Its open-plan arrangement facilitates seamless interaction with the adjoining dining and living spaces, catering to those who enjoy hosting gatherings. The bedrooms, generously proportioned and bathed in natural light, offer comfortable retreats, with the master suite providing a private haven with its ensuite bathroom. With a total of three bathrooms (one on the ground level), convenience is assured for the entire household. Outside, the property impresses with luxurious amenities including a large, landscaped garden, creating an idyllic setting for outdoor enjoyment, as well as seamless indoor to outdoor alfresco dining under the sheltered patio. Complete with a double garage and ample open parking, the property ensures plenty of space for vehicles and storage needs. Nestled in a sought-after and secure locale, this residence provides convenient access to schools, parks, and shopping centres, enhancing its appeal for discerning buyers.

What we know • Five large bedrooms • Three bathrooms • Master ensuite • Master walk in robe • Guest bedrooms BIR • Two kitchens • Spiral staircase • Spacious garden • Large outdoor entertaining area • Ideal quiet street • Laundry • Airconditioning • Theatre • Study • Three living areas • Solar system operated • Formal lounge • Granite bench tops • Porcelain flooring

What's close • Kingsway Bar and Bistro - 450m • Kingsway Christian College - 450m • Supa IGA (24/7) Darch - 600m • Ashdale Secondary College - 700m • Perth Sporting Complex - 850m • Ashdale Primary School - 1km • Dinosaur Park - 1.5km • Madeley Primary School - 1.9km • Kingsway Shopping Centre - 2.3km • Marangaroo Golf Course - 2.8km • Woodvale Shopping Centre - 5.8km • Woodvale Secondary College - 5.9km

Who to talk to Ben Rudgeley 0490 783 447  
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