

**113 Beenyup Road, Atwell, WA 6164**

**Sold House**

Thursday, 19 October 2023



113 Beenyup Road, Atwell, WA 6164

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 413 m2**

**Type: House**



Jason Hodgson  
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**\$600,000**

NEAT AND TIDY 4 BEDROOM FAMILY HOME Jason Hodgson presents to the market for the first time this neat and tidy low maintenance family home which is a great opportunity for the first home buyer, investor, downsizer, or anybody wanting to purchase in the in-demand suburb of Atwell. Perched on a 413sqm easy care block, the home has multiple living areas, 4 good sized bedrooms and is security conscious with roller shutters, alarm system and security screen doors. The master suite located at the front of the home has a generous walk-in robe and deluxe ensuite with shower, vanity and WC. The minor bedrooms are located at the rear of the home, and all have built in robes, wood laminate flooring and they share a functional main bathroom complete with shower, bath and separate WC. The living areas consist of an enclosed theatre room, meals area and family room. The kitchen sits in the heart of the home and is equipped with gas hot plate, electric wall oven, microwave recess, walk in pantry, large fridge recess and double sink. The double lock up garage is rear lane access and is big enough for two large vehicles plus additional storeroom. A large patio creates a great entertaining space in the backyard, and with brick paving and artificial turf there is plenty of room for the kids and pets to play in comfort and security. Other property features include:

- Ducted reverse cycle air conditioning
- Roller shutters all around
- Solar power system
- Alarm system
- Gas hot water system
- Plus many other features

Buyers are advised this property is being sold "AS IS", and the seller makes no warranty in respect to the good working order of appliances, local government approvals or structural integrity of the dwelling. For more information on this property please contact Jason Hodgson 0400 963 740 or email [jason@sempleg.com.au](mailto:jason@sempleg.com.au) Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.