

12 Neroli Link, Atwell, WA 6164



Sold House

Wednesday, 25 October 2023

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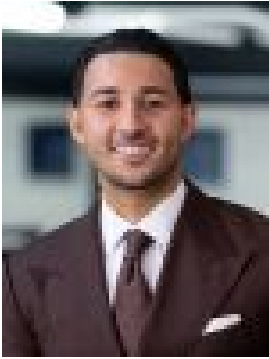
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 571 m2

Type: House



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Contact agent

All Offers by 8 November at 5pm. Seller reserves the right to sell sooner. There is more than enough space for everybody, right here within the walls of this immaculate 4 bedroom 2 bathroom corner home where every single room feels that little bit bigger and the floor plan is free-flowing, functional and full of pleasant surprises. Beyond a striking verandah entrance, manicured gardens and neat and tidy front-yard lawns lies a huge king-sized master-bedroom retreat that is carpeted (just like the other bedrooms) and impressively boasts a ceiling fan, split-system air-conditioning, separate "his and hers" walk-in wardrobes and a light and bright ensuite bathroom with an over-sized double shower, twin vanities and a separate toilet for good measure. The spacious theatre room doubles as a lounge and sits opposite a generous study – or home office – area, with both zones also carpeted to keep with theme. A massive open-plan family, dining and kitchen area is where most of your casual time will be spent, with an enormous walk-in pantry, low-maintenance timber-look flooring and split-system air-conditioning complemented by a breakfast bar, tiled splashbacks, a microwave nook, a quality Bosch dishwasher and Westinghouse range-hood, oven and five-burner gas-cooktop appliances. A huge games room off the main hub is also carpeted and opens out to a tranquil and paved rear courtyard, with delightful backyard-lawn areas either side of it. There is heaps of room for a future swimming pool out here if you are that way inclined, whilst a terrific side patio off the meals space encourages covered outdoor entertaining, all year round. Back inside, the minor sleeping quarters consist of large second and third bedrooms with ceiling fans and built-in double robes, a decent fourth bedroom with built-in double robes of its own, a light-filled main family bathroom with a separate shower and bathtub and a light and bright laundry with a walk-in linen press, separate second toilet and external access down the side of the property for drying. The lovely Chorus Park and its fantastic playground for the kids sits just up the road, with other lush local parklands – including the beautiful Banksia Eucalypt Woodland Park, bus stops, the excellent lakeside Harmony Primary School, Atwell College, Harvest Lakes Shopping Centre, Aubin Grove Train Station, the freeway, Cockburn Central and so much more all only a matter of minutes away in their own right. It's all about comfort and convenience!

FEATURES INCLUDE:

- Three large separate living zones
- Study area
- Huge bedrooms
- Outdoor patio entertaining
- Split-system air-conditioning
- External power points
- Solar hot-water system
- Reticulation
- Remote-controlled double lock-up garage with internal shopper's entry
- External/side access from the garage also
- Side-access gate to the rear
- Commanding 571sqm (approx.) corner block

Council Rates: Approx \$2,172 per annum
Water Rates: Approx \$1,378 per annum
Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.