

# 13 Adria Road, Alexander Heights, WA 6064

## House For Sale

Wednesday, 10 January 2024

13 Adria Road, Alexander Heights, WA 6064

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 703 m2

Type: House



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**From \$550,000**

Secure and Inviting 3 Bedroom Oasis with Central Convenience! This impeccable 3-bedroom, 1-bathroom home with refreshing air conditioning is a haven of comfort and style. Centrally nestled amidst lush parks, convenient bus routes, and the bustling Alexander Heights Plaza, this property is an opportunity that won't linger for long. Explore the myriad features that make this residence a must-see:

**Key Features:**

- Masterful Suite:** Serenity awaits in the master bedroom, complete with a built-in robe (BIR), air conditioning, and a convenient sliding door leading to an enclosed courtyard.
- Minor Bedrooms:** Two additional bedrooms boast stylish timber-style flooring, offering a touch of modern sophistication.
- Sunken Lounge:** Unwind in the sunken lounge room, a sophisticated space that adds a touch of relaxation to your everyday living.
- Open-Concept Living:** Enjoy the spaciousness of the combined meals and family room, equipped with reverse-cycle air conditioning for climate control.
- Year-Round Comfort:** Indulge in the comfort of ducted evaporative air-conditioning throughout the entire home.
- Convenient Double Carport:** Park with ease in the double carport, featuring an automatic garage door for added convenience.
- Enhanced Security:** Feel secure with roller shutters adorning the front windows, providing an extra layer of protection and privacy.
- Outdoor Retreat:** Step out under 2 patio areas on a generously sized block, offering an expansive outdoor escape.
- Storage Solutions:** A garden shed provides additional storage space, ensuring a clutter-free home environment.

**Location Highlights:**

- Proximity to Parks:** Enjoy the greenery with parks just a stone's throw away.
- Accessible Bus Routes:** Seamless connectivity with nearby bus routes for convenient commuting.
- Retail Haven:** Embrace the shopping and dining options at the nearby Alexander Heights Plaza.

Property is tenanted until May 2024 on a fixed term lease. Don't miss out on the chance to call this residence your home. Contact us today to schedule a viewing and experience the epitome of comfortable, convenient living!