

**13 Arnside Bend, Waikiki, WA, 6169**

**Sold House**

Friday, 21 April 2023



13 Arnside Bend, Waikiki, WA, 6169

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Hayley Tubbs

0895278322

## **UNDER CONTRACT, SOLD OVER THE ASKING PRICE BY HAYLEY**

Immaculately presented throughout, this Harrington Waters Estate residence on 536m<sup>2</sup> is as neat as a pin and offers an ideal location only minutes to the pristine Safety Bay/Rockingham coastline, Rockingham City shopping centre, schools, parks, medical facilities, recreation, gourmet dining, public transport and so much more!

Property currently tenanted until 24/2/2023.

WOW!! This light and bright coastal home is top quality, completed in 2014, and packed with valuable extras and an absolute must see. The property boasting a highly functional floorplan accommodates for a relaxed family lifestyle with multiple living spaces including large home theatre/lounge room, separate activity/study, plus an impressive open plan family space, quality modern design, upgraded finishes, high ceilings and high spec appliances.

This property is immaculate and would be hard to beat for any family looking for a large home in the area.

Features of this exemplary home include:

- + Spacious open plan kitchen, dining and family areas - spectacular gourmet kitchen features stone bench tops, breakfast bar with waterfall finish, plentiful cupboard and bench space, double fridge recess with overhead cupboards, Fisher & Paykel dishwasher and Blanco 900mm stainless steel appliances - all overlooking the stunning outdoor entertaining area with under main roof alfresco area.
- + Large master bedroom with well-equipped walk in robe, feature windows with venetians and curtains, luxurious ensuite with double vanity, large shower and sep wc.
- + 3 additional bedrooms with double sliding built in robes and quality roman blinds.
- + Deluxe second bathroom.
- + Family home essentials including a theatre/lounge room and additional study/activity area. Laundry with quality deep ceramic basin, large linen cupboard and separate wc.
- + Valuable extras of this immaculate home include high ceilings, Fujitsu ducted reverse cycle air-conditioning on separate zones, upgraded Blanco 900mm appliances, and quality window treatments throughout.
- + Reticulated back garden huge enough to cater for children and pets, and adequate space for a pool. Low maintenance gardens however very neat and attractive landscaping with a border flower beds offering a tropical feel, a convenient 3.5m<sup>2</sup> shed and 1.5m side gated access on one side.

The early bird gets the worm! Call Hayley today to secure a viewing - BE QUICK!

Waikiki Village Shopping Centre - 3 minute

Waikiki Primary School - 1 minute

A short walk to the picturesque lake