

13 Limerick Place, Waterford, WA 6152

Sold House

Monday, 14 August 2023

13 Limerick Place, Waterford, WA 6152

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 802 m2

Type: House



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Contact agent

Welcome to 13 Limerick Place, Waterford - a stunning 4 bedroom, 2 bathroom family home nestled in a tranquil park side setting. Surrounded by breathtaking nature, birdlife, and picturesque landscapes, this delightful residence offers the perfect balance between serenity and convenience. Located at the end of a quiet cul-de-sac, 13 Limerick Place is the ideal retreat for those seeking peace and relaxation. The neighbourhood offers an abundance of nature walks, a nearby cycling park, and direct access to the beautiful Bodkin Park from your own backyard. The master bedroom is a sanctuary of luxury, with a king-sized space, a walk-in robe, and a spacious ensuite ready for your personal touch. Each day begins with inspiring views of lush greenery and tranquil Bodkin Park, creating a peaceful haven you'll look forward to waking up to. Three additional bedrooms, each queen-sized and equipped with built-in robes, offer ample space for family or guests. A large study provides flexibility, easily convertible into a fifth bedroom if desired. The home's backyard is a true standout feature, offering low-maintenance living without sacrificing beauty or functionality. Thanks to its seamless connection to Bodkin Park, you can enjoy the expansive views over a serene lake teeming with abundant birdlife, all while avoiding the stress of upkeep. Adding to its appeal, the home boasts a generous pool, perfect for summer family fun. With a direct gate to the park, there's ample space for children to play and explore, making this backyard a delightful sanctuary for all. The property features a spacious 3-car lock-up garage with an attached work shed, perfect for hobbyists and storage needs. The beautiful, easy-care gardens surrounding the home are a testament to the attention and love that has been invested in the property. Every Saturday, take a leisurely stroll to the Manning Farmers Market for fresh produce and a taste of the local community spirit. For additional shopping and dining experiences, Waterford Plaza is just a stone's throw away, while Westfield Booragoon and Carousel Shopping Centres provide an extensive array of retail outlets. Education is a top priority in this prestigious riverside suburb, with access to some of Perth's most sought-after private schools, such as Aquinas and Penrhos Colleges. Additionally, Curtin University is within easy reach for those pursuing higher education. Don't miss your chance to secure this hidden gem in the heart of Waterford, offering a perfect blend of natural beauty and modern conveniences, as well as proximity to premium sporting and leisure facilities, top-tier educational institutions, and fantastic shopping and dining amenities. For further information or an obligation free appraisal, contact listing agent Eric Hartanto. Location particulars (approx.) • Wesley College (2.7km) • Penrhos College (1.8km) • Como Secondary College (2.4km) • Aquinas College (4.6km) • Waterford Plaza Shopping Centre (1.3km) • Canning River Regional Park (2.2km) • Karawara Shopping Centre (1.5km) • South Perth Foreshore (5.5km) • Perth CBD (9.5km) • Perth Airport (18.5km)