

13 Littabella Avenue, Wandi, WA 6167

House For Sale

Tuesday, 21 November 2023



13 Littabella Avenue, Wandi, WA 6167

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 300 m2

Type: House



Jason Hodgson
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Offers Over \$549,000

Jason Hodgson proudly presents to the market this phenomenal opportunity to secure an immaculately presented family home that has a flexible floor plan of 4 bedrooms or 3 plus study with multiple living zones. Built in 2016, this stunning home is light and bright, well presented and maintained and makes the perfect starter, investment or downsizer. Perched on a 300sqm ultra-low maintenance block situated at the northern end of Honeywood Estate, it is only moments away from direct Kwinana Fwy access and public transport. Walking inside the home you'll be impressed immediately by the high ceilings, neutral tones and clean lines. At the front of the home is the guest bedroom which is double in size and can easily be used as a work from home space or kids activity room for those not requiring 4 bedrooms. It sits along side a multi-use living area which is the perfect teenager's retreat/family theatre room. The master suite is located in the centre of the home and is queen in size with a generous triple sliding door robe and deluxe ensuite with shower, double sink vanity and separate WC. The other minor bedrooms are queen in size with built in double door robes and they share a functional main bathroom complete with bath, shower recess, vanity and separate WC. The main open plan living area is light filled and forms the heart and soul of the home. With a central kitchen and separate meals and family room zones. The kitchen here is a ripper. Quality cabinetry, island bench, feature glass splashback and an abundance of storage options make this the perfect place to feed the troops. Entertaining outside is a breeze under the large alfresco area. Surrounded by artificial turf, this backyard is designed with low maintenance in mind and both the kids and pets can run and play in comfort and security. Other property features include:

- Reverse cycle air conditioner
- Oversized height double lock-up garage, perfect for larger vehicles
- Flexible floor plan of 3 or 4 bedrooms and multiple living areas
- Quality floor coverings, window treatments and light fittings throughout
- Modern cooking appliances, dishwasher recess and large pantry in kitchen
- Gas instant hot water system
- Plus heaps of other features, viewing is essential

Honeywood in Wandri is a master planned community developed by Satterley. With modern homes, hectares of stunning public open space, beautiful streetscapes and its convenient location to public transport, shopping centres and freeway access no wonder Honeywood is hugely in demand. For more information on this property please contact Jason Hodgson 0400 963 740. 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.