

# 13 Regatta Boulevard, Champion Lakes, WA 6111



## House For Sale

Tuesday, 7 May 2024

13 Regatta Boulevard, Champion Lakes, WA 6111

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 308 m<sup>2</sup>

Type: House



Mark Grogan

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**From \$589,000**

This beautifully presented three-bedroom, two-bathroom home is an absolute dream find in an absolute dream location! Set within the stunning Champion Lakes estate, this is a lifestyle that is completely beyond anything else in this price range. With remarkably easy access to the amazing rowing facilities and beautiful surroundings of the walk trail and cycling path, this is an absolute must-see for anyone looking for exceptional value and an awesome lifestyle. **INSIDE**The main living area is beautifully designed and features solid timber flooring throughout. the kitchen overlooks this big living space. With the kitchen featuring a gas cooktop and heaps of workspace, it is central to all the goings on of day-to-day life. We've got stone benchtops and plenty of storage on offer in here. The living area opens to the alfresco area, which is like an extension of your indoor space. It most certainly is a liveable home, all year round, with this kind of design. All the living spaces and bedrooms feature ducted reverse-cycle air conditioning. The master bedroom is at the front of the home and has a big walk-in robe and a great ensuite bathroom. The secondary bedrooms are both of a good size and the main bathroom has a bath and separate shower. **OUTSIDE**It's all very low maintenance, creating the ultimate in convenience. In a location like this, why would you want to worry about your own backyard with the stunning lake facility just up the road and miles of pathways to ride or run plus park and playground facilities right nearby too. The garage is super-sized, with heaps of room for storage and parking. It's positioned at the rear of the home and is accessed via the rear street. Adjacent to the garage is a gated access to the yard and you can park a trailer in this space if need be. It doesn't get easier! **WHAT NEXT** Hit the **EMAIL AGENT** button at the bottom of this website and we will be in touch to set up a time for you to view this fantastic property for yourself.