

# 137 Napoleon Promenade, Vasse, WA 6280



## House For Sale

Sunday, 24 December 2023

137 Napoleon Promenade, Vasse, WA 6280

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 526 m2

**Type:** House



Ben Lloyd

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## All Offers Presented by 5pm 20/01/24 Unless Sold P

Discover the charm of comfortable living with this spacious 4-bedroom home, strategically located in the heart of Western Australia's fastest-growing community and on the doorstep of the renowned Margaret River Wine Region. Designed to accommodate the needs of a modern family, this residence offers practicality and tranquility within the coveted suburb of Vasse. Key Features:

- The home revolves around a fantastic open-plan living, dining, and kitchen area, providing an ideal setting for the bustling activities of a busy family.
- Positioned on a corner block, the property offers potential for convenient vehicle side access on the north side, enhancing accessibility.
- Experience year-round comfort with Ducted Reverse Cycle Air Conditioning and a centrally located fireplace, ensuring a cozy ambiance in any season.
- Enjoy a true master's retreat with a spacious walk-in robe and an ensuite bathroom, offering privacy and convenience.
- The double garage, featuring high ceilings and rear access, provides ample space for vehicles and additional storage.
- Extend your living space outdoors with the enclosed alfresco area, perfect for family gatherings or relaxed meals.
- The large laundry contributes to the home's functionality, catering to the daily needs of the household.
- Two living areas offer flexibility, creating distinct zones for various activities within the home.
- This property includes a versatile 5th bedroom that can also serve as a study or kids play area adapting to the diverse needs of modern living.
- Outstanding Primary and High Schools nearby in Vasse Primary and Cape Naturaliste College.
- Benefit from the convenience of living close to Vasse Village, with Duchess Medical Centre within walking distance, a local pharmacy, Coles just to name a few and a range of outstanding local boutique stores fostering a welcoming Down South community feel. With upcoming plans in place to expand Vasse Village which includes a local movie cinema and new hospital, now is never a better time to embark on a journey of comfortable living and strategic investment that perfectly blends practicality and the allure of Vasse Village's sought-after community. Contact us now to seize this opportunity.