

14 Halcyon Way, Churchlands, WA 6018

EDISON **McGRATH**

House For Sale

Thursday, 30 May 2024

14 Halcyon Way, Churchlands, WA 6018

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 693 m2

Type: House



Michael Hallam

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OFFERS

Positioned in a highly desired quiet street in the sought after Floreat Waters Estate in Churchlands, this charming family home on a 693 sq metre block presents an exceptional opportunity in this enviable location. Set amidst delightful established gardens, this well presented four bedroom home with three living areas is very comfortable to move straight into yet offers scope to enhance as you please. The home offers a relaxed feel upon entry. The master bedroom is zoned for privacy near the front of the home, and is complete with walk-in robe and full ensuite, whilst three additional bedrooms share a main family bathroom with separate WC. Off the entry is the formal living room with cosy open fire place and adjoining formal dining. This area leads through to the heart of the home. The kitchen is spacious and overlooks the open plan meals and family area which features a lovely aspect of the outdoors. A separate games/theatre room is off the main living area and has glass sliding doors opening to the outside. Step outside to your own private tranquil North facing oasis, the lovely backyard has an inviting saltwater swimming pool, and an undercover brick paved alfresco area which is surrounded by gorgeous gardens and bamboo screening. Extras include evaporative air conditioning, double carport PLUS double garage with internal access and extra off street parking. This superb position has lifestyle so close to your doorstep! Just metres away from the Herdsman Lake walking/cycle path, handy to the local bus service, The Herdsman and Floreat Forum shops, quick access to the beach and 6.5 kms to the CBD. Located in the school catchments for Churchlands Primary and Churchlands Senior High whilst Hale and Newman Colleges are a few minutes drive away. Unlock the potential of this cherished family home! For further information, reach out to Michael Hallam on 0407 470 100.