

# 16 Watkins Loop, Tapping, WA 6065

## House For Sale

Saturday, 4 May 2024

16 Watkins Loop, Tapping, WA 6065

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 279 m2**

**Type: House**



David Mead  
0893004000

## Under Offer

Welcome to 16 Watkins Loop. A stunning 3 bedroom, 1 bathroom home (with bonus second toilet) built in 2008, this functional residence has been cleverly designed to provide a perfect blend of modern, easy-care living! Situated on an 279 sqm corner block of land, this wonderful property provides a real sense of space with a small foot print but loads of living area over the two levels. The itself house offers a grand total living area of almost 171 sqm. Perfect for those seeking a home with an easy care lifestyle. This charming home has plenty of room for parking including a double garage, plus loads of space for additional cars on the paved double driveway. The front yard has a huge private decked area, perfect for those large family get togethers and offers a second outdoor living space. Upon entry to the home you will be met by the large front living room which has plenty of space for the formal lounge suite and TV, plus also has a LG Split System AC. The ground floor also includes a beautiful modern kitchen meals area. The kitchen has an abundance of bench and storage space with overhead and below cupboards. Appliances include Bosch dishwasher, Westinghouse oven, cook top and rangehood, and a decorative feature splash back. There is a large fridge recess and built in pantry. Behind the kitchen is the cleverly located laundry with bench space, storage, plenty of room for washer/dryer and a built in linen that is currently used a second built in pantry (side by side with the kitchen pantry). There is also a toilet conveniently located in the laundry downstairs. Outside the laundry door is the clothesline and side gate leading to the front decked area, or alternatively you can head around behind the back of the house to a private enclosed store room that would be ideal for storing household items, paints, spares, Christmas decorations and the like. Back in the main downstairs area, there is a dining area next to the kitchen that also leads you to the large enclosed patio. Perfect for parties and bbq's in the winter seasons when the front entertaining area is not the ideal option. Open plan dining and living area with split system AC that leads to the beautiful alfresco and backyard with romantic sitting bench for the evenings, plus retained garden beds and artificial grass for the kids/pets to play - perfect for entertaining friends and family. Head upstairs to find the 3 bedrooms and bathroom. The Queen sized master bedroom offers a triple sliding built in robe and its own Rinnai split system AC, bedrooms 2 and 3 both have built in robes. There is a linen press adjoining the 3 bedrooms and a functional bathroom with a central vanity combo in the middle, shower and bath in the room to the left and upstairs toilet to the right. Other features include 170L Rheem HWS, reticulated lawns and more... Tapping is a suburb that continues to grow in high demand, especially as the northern corridor continues to expand and develop. Parks, pubs, shops, amenities, public transport, your choice of private & public schools and so much more all within easy access, you will fall in love with this community and the lifestyle it has to offer. If you're looking for a functional, modern low-maintenance 3x1 (with second toilet) in Tapping... This is exactly what you're looking for! 16 Watkins Loop is a fantastic 3 x 1.5 double storey stand alone home, located in a whisper quiet location. Very modern design and lay out that really MUST BE SEEN to be truly appreciated. Meticulously prepared for sale, you can move straight in and enjoy your new new home. Houses of this nature don't come to market very often and offers a rare opportunity for owner occupiers and investors. Would be an ideal first home for a young couple, FIFO worker, downsizer or investment. Please don't miss out on this opportunity to buy a beautiful home in a highly desired community setting. Please contact David Mead on 0428 814 407 to discuss your interest and find out more about this immaculately appointed home. Note: The property is part of a subdivision of land so it is technically a strata property, however there are NO strata fees and all utilities are completely separate. Disclaimer: The above information has been provided by sources we deem to be reliable. However, we do not accept any responsibility to any person for its accuracy. All interested parties should rely upon their own enquires and due diligence in order to determine the accuracy of this information.