

# 17 Elegant Approach, Harrisdale, WA 6112

## House For Sale

Wednesday, 17 April 2024



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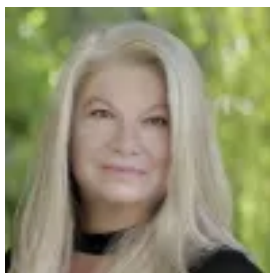
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 576 m2

Type: House



Gillian Ragan

0894901576

**\$899,000 - \$949,000**

HERON PARK ESTATE VIP RESIDENCE...with double gates SIDE ACCESS Elegant Approach is situated in one of the nicest areas of Heron Park surrounded by quality homes, beautiful parks and natural bushland. This magnificent National Home 3x2x2 plus theatre and activity/study design is sitting on a large 576m<sup>2</sup> block of land. Central to all essential amenities including Woolworths, Aldi, IGA, Chemist Warehouse, Bunnings, food outlets, cafes and restaurants as well as speciality shops in the newly opened Harrisdale and Piara Waters Village Centres. Close proximity to 2 Primary Schools, Harrisdale High School, 2 Christian Colleges and child care centres. Only a short distance to Transperth bus services connecting to Cockburn and Murdoch train stations. Only a 30 minute drive to Perth CBD and the Domestic and International airports.

INSIDE Entry door with frosted embossed glass panels and Crim Safe security door. Natural stone feature walls to hallway and family room. OPEN PLAN DINING/FAMILY rooms, large windows and 2 sliding doors to the outside areas. THEATRE ROOM with TV recess, open bookshelf room divider and special ceiling light feature. ACTIVITY/OFFICE space with tall bookcase. KITCHEN with lower and overhead cupboards including plenty of bench space. 5 gas burner cooktop including wok burner, range hood, glass mosaic splashback, under bench oven, large microwave recess, stainless steel dishwasher, wide fridge space and spacious walk-in pantry. 3 LARGE BEDROOMS Spacious Master suite with walk-in-robe, double sink vanity ensuite, shower and separate toilet. 2 spacious bedrooms with double robes. FAMILY BATHROOM with shower and bath plus separate toilet. LAUNDRY with overhead cupboards and benchtop space. LARGE LINEN CUPBOARD. OUTSIDE Terraced front garden with artificial lawn for easy care. DOUBLE GATES side access. Natural lawn area (behind gates) with plenty of safe space for children to play. OUTDOOR KITCHEN including double fridge and BBQ to gas mains. Huge paved entertainment area with additional sunken lounge surrounded by OUTDOOR BLINDS. Water feature 2 SHEDS Auto retic off mains NEED TO KNOW DOUBLE GARAGE WITH RAISED CEILING and shoppers entrance to hall way. INTERNAL STORE room for all the tall household items. Additional internal gas point. Window Tinting. Crim Safe to all sliding doors. SECURITY ALARM SYSTEM DUCTED ZONED REVERSE CYCLE AIR/HEATING SOLAR compatible 3.5-4kw with 6 panels CCTV with 2 cameras to the front NEW GAS INSTANT HOT WATER Tiled & Carpeted Builder: National Homes Design: Quest Built: 2010 Living: 188m<sup>2</sup> Garage: 37m<sup>2</sup> Alfresco under main roof: 27m<sup>2</sup> plus extended patio area Front veranda: 9.7m<sup>2</sup> Rates: \$2,800 approx GREEN TITLE LAND - LAND - 576m<sup>2</sup> IF YOU WISH : Email Gillian if you would like check lists and an expression of interest form ahead of time gillianragan@gmail.com IF YOU WISH : For OVER EAST buyers I have SOLD many homes this year purchased "SIGHT UNSEEN" Please ask for videos, house plan and photos, see detailed write up. I have checklists for everything to ensure that your purchase goes smoothly, every single buyer I have had has been extremely happy with the result. I am a local resident and can help with everything