

# 17 Emerald Way, Edgewater, WA 6027



## Sold House

Wednesday, 23 August 2023

17 Emerald Way, Edgewater, WA 6027

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 701 m2

Type: House

**\$761,000**

As precious as the street name suggests, this property offers everything from a large crystal-clear pool to the possibility of 5 bedrooms, and multiple living spaces. The first of these spaces is the living room, positioned at the front of the home with views of the established, yet low maintenance front garden. It offers space for a modular couch and TV, making it the perfect spot for family viewing. In addition to this, are the open place living and dining areas, also known as the hub of the home. This lounge space looks over the pool out the back and provides another space for your family to unwind. The fifth bedroom can easily be made into a games room for younger kids, or a study for the older kids to complete their homework. Another living space that allows you to adapt the floorplan to your family's needs. You can have multiple cooks in the kitchen with the modern style U shaped kitchen. Featuring a stunning black marbled benchtop, and white gloss splashback tiled to the roof, this space is bright and inviting. When the summer sun hits, send dinner outside to the alfresco dining area overlooking the stunning pool. The secondary outdoor sitting area is perfect for a relaxing after-dinner drink. The master suite is another space the parents can relax at the end of the day. Featuring a modern ensuite bathroom, and a walk-in wardrobe, this well-appointed master room is filled with natural light from the double windows, making it a peaceful space to finish your day. The hallway to the secondary bedrooms can be closed off, a great option for keeping noise out of the kids' part of the house at night-time. The common bathroom boasts a built-in bath perfect for the little ones, as well as a sizeable shower. The separate toilet is great for privacy, and the laundry being this end of the house makes it even easier for the kids to put their clothes in the wash! Beyond the great design, flexible floorplan, and sought after backyard swimming, this home is in a fantastic location. A short 500m stroll to primary school, plenty of scenic parks less than a kilometre away, and easy access to the freeway, and the train line means it's easy to get to wherever you need to. Need a break from the pool? Why not ride the waves at Mullaloo Beach, just a short 6km drive away. This home will grow with your family and offer you both lifestyle and comfortable living.

**SCHOOL CATCHMENT\***Edgewater Primary School (550m)Belridge Secondary College (3.1km) **RATES**Council: \$Water: \$1144

**FEATURES\*** 4 Bedrooms\* 2 Bathrooms\* Study/Games Room Can be Converted to 5th Bedroom\* Multiple Separate Living Areas\* Beautiful Salt and Chlorine Below Ground Pool (55,000 litres)\*4.1kw solar system.\*300 litre solar hot water system\* Child safety pool cover\* Alarm system\* Reverse cycle ducted aircon. \* Great Sized Backyard\* Technika Oven\* 4 Burner Gas Stove - Technika\* Bosch Washing Machine\* Garden Shed **LIFESTYLE**300m - Emerald Park600m - BounceINC Joondalup700m - Mater Dei College750m - Edgewater Train Station800m - Edgewater Quarry Park1km - St John's Urgent Care Joondalup1.5km - Edgewater Shopping Centre2.2km - ECU Joondalup Campus3.2km - Yellagonga National Park3.6km - Lakeside Joondalup Shopping Centre4km - Neil Hawkins Park4.2km - Joondalup Health Campus4.7km - Joondalup Resort4.8km - HBF Arena6.4km - Mullaloo Beach24.6km - Perth CBD