

17 Essence Bend, Atwell, WA 6164

Regal Gateway

House For Sale

Thursday, 13 June 2024

17 Essence Bend, Atwell, WA 6164

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 330 m2

Type: House



Samantha Francis

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Offers from \$749000

With modern facade and inclusions and immaculate presentation this little gem will not be on the market long. Offering a formal lounge and king size master suite with en suite upon entry, a formal dining area opposite the well appointed kitchen with dishwasher, double pantry, an abundance of work and storage space, stainless steel appliances and modern light fittings you will definitely be impressed. The second living and meals area with high raked ceilings is spacious and steps out to the enclosed, covered, decked entertaining area with water feature and creates a seamless fusion for indoor and outdoor entertaining. The other 2 minor bedrooms at the rear of the home offer mirrored robes and are designed to accommodate queen sized beds. Each minor bedroom looks out onto an entertaining area as this property has two to offer you! This wing of the home shares the main bathroom with separate shower and bath tub and separate laundry. This gem with modern inclusions, excellent presentation, double lock up garage, air conditioning and additional parking bays will not be on the market long. Additionally, the property is conveniently located within walking distance to Aubin Grove Train Station, The Village at Harvest Lakes with a host of speciality stores, 2 pharmacies, Medical Centre and Day Care Centre. **ADDITIONAL INFORMATION:** • Built in 2009 • Block size 330sq • Internal living space 161sq • Currently tenanted till 13th April 2025 on a fixed term lease @ \$580.00 per week Call SAMANTHA on 0403 434 667 FOR MORE INFORMATION. **Information Disclaimer:** This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgement about the information included in this document. Regal Gateway Property provides this document without any express or implied warranty as to its accuracy. Any reliance placed upon this document is at the client's own risk. Regal Gateway Property accept no responsibility for the results of any actions taken, or reliance placed upon this document by a client . Figures and information may be subject to change without notice.