

# 17 Granich Gardens, Woodlands, WA 6018

## House For Sale

Wednesday, 12 June 2024

17 Granich Gardens, Woodlands, WA 6018

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 754 m2

Type: House



Jay Dass

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## MARKET PREVIEW

**THE HOME** Situated at the top of a tranquil cul-de-sac in the sought-after enclave of Woodlands, this charming residence is offered for sale for the very first time. Its classic Colonial facade, complete with a large driveway, offers ample parking space, setting the stage for the elegance that awaits within. Upon entering through the grand double doors, you are welcomed by a spacious entry hall where rich wood floors create a warm and inviting atmosphere that flows throughout the home. The privately positioned master bedroom is a true retreat, featuring a fitted walk-in robe and a cozy study nook that can easily be transformed into a luxurious dressing room. The spacious ensuite adds a touch of opulence to this serene space. Adjacent to the master suite, a dedicated theatre room provides the perfect setting for family movie nights, ensuring entertainment and relaxation are always at your fingertips. The heart of this home is its expansive open-plan living and dining area, seamlessly integrated with a central kitchen that boasts an abundance of cabinetry and bench space. This culinary haven is perfect for both everyday family meals and large-scale entertaining. Bifold doors extend the living space outdoors, creating a seamless indoor-outdoor experience that is ideal for hosting gatherings or enjoying quiet moments in the fresh air. Upstairs, a comfortable lounge area offers a versatile space for relaxation or play, accompanied by three generously sized bedrooms, a main bathroom, and a separate toilet. The outdoor area is designed for low maintenance, yet it offers endless opportunities to transform it into your personalized oasis. Modern conveniences, including ducted reverse cycle air conditioning and ducted vacuuming, ensure year-round comfort and ease of living. Ready to welcome a new family, this home is poised to create treasured memories for its next chapter.

**THE COMMUNITY** Perfectly positioned just minutes away from freeway access and retail attractions of Innaloo and Karrinyup, the location of this family home is just ideal. Morning walks at Jackadder Lake or Herdsman whilst weekend sundowners at Three Sheets by the lake will be a common occurrence whilst the kids' schooling needs are also well taken care of.

**THE SPECIFICS** Council Rates: TBA Water Rates: \$2,102.71 per annum Land Area: 754m<sup>2</sup> Build Area: 285m<sup>2</sup> (inc. garage, porch and alfresco)

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