

17 San Teodoro Avenue, Sinagra, WA 6065

House For Sale

Friday, 10 May 2024

17 San Teodoro Avenue, Sinagra, WA 6065

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 586 m2

Type: House



Dee and Xavier Peacock
0893004000

Offers in the \$700,000

Welcome to 17 San Teodoro Ave, Sinagra This beautifully designed residence built by Celebrations Homes boasts an inviting family-friendly layout featuring 4 bedrooms, 2 bathrooms, a dedicated theatre room, and a spacious open-plan family ,games room ,kitchen and meals area..Entertaining here is a delight with the generous space in the internal living areas and the well designed outdoors offering the expansive pitched alfresco area The outdoor experience is completed with a lush lawn area and a shade sail providing options for the summer and winter months..Built in 2006 on a generous 586m2 land, this 227m2 home is conveniently located within walking distance to San Teodoro park, the Ashby Village Hub- offering easy access to Farmer Jacks, Chemist Warehouse, Ashby Tavern, and other essential amenities Sinagra is a developing suburb with more families making Sinagra their home.Let's explore some of the standout features of this charming home:

- Master Bedroom: Located at the front, this carpeted commodious retreat offers privacy , complemented by his and hers walk in robes and a generous open ensuite featuring a corner bath, separate shower, vanity, and a wc.
- Bedrooms: The three well appointed additional bedrooms at the rear of the house are generous in size with built in robes. Bedroom three has the added bonus of semi ensuite access to the main bathroom.
- Theatre Room: A separate double door entry cinema room provides ample space for family movie nights and entertainment.
- Kitchen: The chef in residence has full views of the living areas inside and outside the home while preparing meals in this heart of the home-The kitchen. Boasting generous cupboard space, a Westinghouse 4-burner gas cooktop, near new Westinghouse electric oven, Westinghouse dishwasher, rangehood, double sink and the convenient shoppers entry from the garage.
- Main Bathroom & Laundry: The main bathroom is conveniently situated between the minor bedrooms, offering a shower, bath, and vanity. The laundry is well-designed with ample storage provided by the walk in linen cupboard and space for more if required.

Comfort & Convenience:

- Evaporative air conditioning for the hot summer weather
- The wood heater in the family room provides cosy warmth on those chilly days and nights.
- Alternatively the gas heater outlet will provide further comfort.

Outdoor Highlights:

- Pitched patio ensuring plenty of under cover space for enjoying the appealing outdoor area this property has to offer.
- Designated storage area for garden tools and more
- Double garage with remote sectional door.
- Colorbond fencing for privacy.
- Gas hot water system.
- Automatic reticulation for the back lawn.
- Solar panels x 12 3kw
- Direct access through to garage to the backyard and plenty of space on the side to create wider access.

Location Highlights: You and your loved ones will fully appreciate this property's close proximity to

- Wanneroo Central shopping centre and business zone, Joondalup Lakeside shopping centre and Train station ,Ashby Village shopping Hub
- The proposed Sinagra Primary school.
- The popular Joondalup Lake with its surrounding parklands and exercise paths.
- Situated walking distance to the sprawling San Teodoro Park perfect for children and pets to enjoy.

Rates

- City of Wanneroo- \$2200
- Water Corporation- \$1185

Rental Estimate- \$700-\$720 pw

Comfort and convenience are on offer here. Don't miss the opportunity to make 17 San Teodoro Ave your new home or investment address! Contact Dee to discuss your interest at dee@platinumrealtygroup.com.au

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