

# 17 Springhill Place, Two Rocks, WA 6037



## Sold House

Sunday, 22 October 2023

17 Springhill Place, Two Rocks, WA 6037

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 803 m2

Type: House



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**\$845,000**

You will adore all the stylish upgrades plus Ocean and Charnwood Park views from this substantial 300m<sup>2</sup> modernised home, on a large 803m<sup>2</sup> land. Quality double brick home over two levels, plenty of space for potential dual living. A fully paved driveway with oversized double garage, bonus workshop or home office and ample parking for everyone. To the lower level of the residence there are three separate living areas; formal lounge and dining, family and meals plus a rear north facing sunroom with incredible views! A recently renovated beautiful kitchen with plenty of natural light, stone benchtops, near new oven and hot plates, new dishwasher and ample cupboards and drawers. Also to the lower level are two huge bedrooms both with built in robes and a fully tiled bathroom with separate shower and spa bath. A central staircase off the entry hall leads up to the upper level with another two extra-large bedrooms. The master with its own built in robes and fully tiled semi-ensuite. The fourth bedroom with access to a separate study. Another spacious living or TV room with kitchenette opens out to the north westerly facing balcony capturing those amazing views and sea breezes. For those who love to entertain, the outdoor entertaining area is perfect for hosting gatherings with family and friends. The fully fenced garden and courtyards offer privacy and a safe space for children and pets to play. Additionally, the balcony provides a peaceful spot to enjoy the water views. ECO FRIENDLY; Solar hot water, 6.2kw Solar PV system, NEW EV Charger harnessing Solar System for convenient electric car charging at home, helping you reduce your carbon footprint and save on energy bills. UPGRADES INCLUDED; NEW quality carpets throughout with 2yr installation warranty plus 10yr manufacturer warranty, NEW light fittings, ceiling fans, switches and power points, Internal staircase modernised to gloss white, NEW keylocks. FEATURES INCLUDED; Multi station reticulation with bore further adds to the property's sustainability, fully serviced roller shutters, gardens replanted and mulched, property has been termite treated with 5 years warranty, reverse cycle ducted air-conditioning throughout (1 bedroom with split r/c air). Located in the beautiful and fast growing suburb of Two Rocks, this property offers a peaceful and serene lifestyle while still being conveniently close to amenities. Enjoy the tranquillity of the surrounding area while still being within easy reach of schools, shops, and public transport with the metro link almost through to Yanchep only moments away. Call or email ALI MOORE 0407 995 852 or ali@plr.net.au to view today! Disclaimer: The above information has been provided by sources we deem to be reliable. We do not accept any responsibility to any person for its accuracy. All interested parties should rely upon their own enquiries in order to determine the accuracy of this information.