

# 17 Utah Grove, Joondalup, WA 6027



## House For Sale

Thursday, 4 January 2024

17 Utah Grove, Joondalup, WA 6027

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 647 m2

Type: House



Stella McLean  
0424231914

## Mid \$700,000's

From front to back this huge double storey 243m<sup>2</sup> home will amaze you with its space and brightness. Situated at the end of a quiet cul-de-sac, at the top of the hill, this lovely location also the give you balcony views out to the lake. This spacious home offers everything a big active, fun-loving family could want! Enter through the front garden and porch into a front entry hall flooded with light and space. The entry hall opens into the generous lovely sunken lounge and the most perfect large work from home office with double height ceilings and bamboo floors - this will tick all the boxes. Moving on from here is the heart of the home including a kitchen that echoes with space with loads of work bench space and cupboards. The open plan living too is more than generous, with plenty of space for a huge TV lounge, and family dining. Big sliding doors lead out to the lovely entertainment area. The undercover alfresco has plenty of room for a busy family gathering, BBQ's and loads of secure private garden for the kids and dogs to run around in - It's got the lot. What, not enough I hear you say! You want More! We have it. Upstairs is the piers-de-resistance of the home, yet another enormous air-conditioned open plan entertainment mecca. With enough space for all the games tables you want, a bar or anything else that tickles your fancy. Add to this the most delightful balcony perched above the surrounding houses, with lovely views looking over the suburb to lake Joondalup in the distance, it will become your private haven. The sleeping accommodation is all downstairs and lives up to the rest of the house - Spacious! Firstly, the master suite, that echoes with space with a large WIR and the required ensuite too. Then there is the guest wing. With three generous family bedrooms perfect for big and small children or guests. This home delivers endlessly to your wish list. The house has a mature shady family friendly reticulated secure garden, 5KW solar, massive double car port and 2 separate garden sheds for loads of storage and there is so much more. You just need to see it! We have saved the best for last, the location! Elevated, at the end of a quiet cul-de-sac, a bus at the end of the road, Candlewood shops approx. 5 mins walk with parks just around the corner and the train station, Joondalup Arena, Joondalup Primary and LJBC all walking distance. It is ideal! It's a tranquil piece of paradise, come see it you'll be glad you did!