

174 Moolanda Boulevard, Kingsley, WA 6026



Sold Townhouse

Friday, 29 September 2023

174 Moolanda Boulevard, Kingsley, WA 6026

Bedrooms: 1

Bathrooms: 1

Parkings: 2

Area: 316 m2

Type: Townhouse



Sacha Daniel

Contact agent

This flexible and versatile one-bedroom one-bathroom + study residence has a distinct floor plan and sits on a rare 316sqm Green Title block, boasting so many extra features and finishes that set it apart from other low-maintenance properties in the area. At ground level, a welcoming open-plan living, dining and kitchen area seamlessly extends outdoors to a fantastic rear patio and surprisingly-spacious backyard, whilst the upper level plays host to a generous master bedroom, the bathroom and a separate study that can easily be converted into – and utilised as – either a second bedroom or nursery, if need be. The lovely Dollis Park nature strip sits across the road, with Moolanda Park, Parkside Park, picturesque Lake Goollelal, the sprawling Yellagonga Regional Park wetlands and even beautiful Lake Joondalup all nearby and very much within arm's reach. Halidon Primary School and St Luke's Catholic Primary School are also just around the corner, as are the likes of the local Montessori School, both Woodvale Secondary College and Greenwood College, Woodvale Boulevard Shopping Centre, Kingsway City Shopping Centre, wonderful community sporting facilities, the local Galaxy Drive-In Theatre, public transport at Whitfords Station, the freeway, Hillarys Boat Harbour and pristine northern beaches for swimming at this summer. Now this is a location you will be proud to call home!

FEATURES INCLUDE:

- Spacious and carpeted upstairs bedroom with split-system air-conditioning, full-height triple-sliding-door mirrored built-in wardrobes (fitted-out) and splendid tree-lined views to wake up to
- Carpeted upper-level study (or potential 2nd bedroom/nursery) with a lovely tree-lined outlook of its own
- Separate upstairs bathroom with a rain shower, toilet and vanity
- Tiled open-plan living, kitchen and dining area with split-system air-conditioning, sleek stone bench tops, soft-closing drawers, tiled splashbacks, a storage pantry, a range hood, Ariston gas-cooktop and oven appliances and a modern white Fisher and Paykel dishwasher
- Downstairs powder room with a second toilet and full-height sliding double-door linen press
- Upstairs linen press
- Security-door access out to a private patio-entertaining area that overlooks the yard, off the dining space
- Huge backyard with lawn and a small corner garden shed
- Large single remote-controlled lock-up garage with internal shopper's entry and a side laundry area (with a sink)
- Carpeted home office within the garage – with the option of removing and converting back into a second tandem car space that is currently a powered storage area with remote roller-door access to the backyard
- Security-door entrance
- 5kW solar power-panel system
- Feature skirting boards
- Venetian blinds
- NBN internet connectivity
- Instantaneous gas hot-water system
- Full automatic front and rear reticulation
- Easy-care gardens
- Ample tandem driveway parking space for up to three extra vehicles

316sqm Green Title block with side access to a paved drying courtyard

- Optional Woodvale Secondary College or Greenwood College catchment/intake area

• Shire Rates: \$1,548 per year • Water Rates: \$971 per year

THE LIFESTYLE YOU WILL LIVE:

- 250m (approx.) to Yellagonga Regional Park
- 450m (approx.) to St Luke's Catholic Primary School
- 1.1km (approx.) to Halidon Primary School
- 1.1km (approx.) to Woodvale Boulevard Shopping Centre
- 1.7km (approx.) to Woodvale Secondary College
- 2.4km (approx.) to Whitfords Train Station and the freeway
- 3.9km (approx.) to Greenwood College
- 9.3km (approx.) to Hillarys Boat Harbour
- 20.1km (approx.) to Perth CBD

Twist it or spin it any way you like. But whatever you decide to do, you will soon find out that this excellent home is serious value for money! Call Sacha Daniel on 0414 501 109 to find out more

“Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.”