

# 17A Simper Crescent, White Gum Valley, WA 6162



## House For Sale

Wednesday, 25 October 2023

17A Simper Crescent, White Gum Valley, WA 6162

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 320 m2

Type: House



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## Please Call for Details

On the border of the bustling port city of Fremantle, just a short stroll from White Gum Valley Primary School, this contemporary family home is conveniently located on a vibrant, community-minded street in the ever-popular suburb of White Gum Valley. Set within a lush, shady landscaped oasis, 17a Simper Crescent is privately tucked away behind a high artistic wall. This well-designed home is warm and inviting with its light-filled open plan layout, which features several glass french doors that flood the home with natural northern light and provides wonderful indoor- outdoor connectivity. The relaxed and tranquil outdoor setting is ideal for gathering with family and friends over the long summer months ahead, and with its inviting raised deck area and built-in seating under the shady trees, there is also lush lawn for the kids and pets to play! The generous open plan living area incorporates a lounge, dining area and stylish kitchen which is contemporary, light-filled and feels completely at one with the outside. Reverse cycle air conditioning offers extra comfort. The kitchen, which boasts a stainless steel 900mm chef's oven, gas cook top, range-hood, dishwasher and smart cabinetry is adjacent to a large walk-in pantry which offers extra storage. Off the living zone is the primary bedroom with its smart modern ensuite, built in robes and glass french doors that open onto the peaceful and private established garden - a serene Sunday retreat. Tucked away on the ground level is also a laundry, featuring ample storage with direct access outside to a drying area and rear access to the double garage, plus a separate toilet. Upstairs provides great flexibility for all family members with the second living area sharing a generous U- shaped built in study nook providing a space for study or working from home. This separate upper living area incorporates two sizable bedrooms, both with built-in robes, ceiling fans, split air conditioning system and large windows that provide fresh air flow and a delightful elevated vista to the treetops. The nearby bathroom is both elegant and spacious with classy tiling and quality fittings. This stylishly presented home is designed to fully embrace modern living and takes full advantage of its northerly orientation, cross ventilation elements and wonderful indoor / outdoor liveability. Be quick to move on this hidden treasure in the heart of the Valley. Just a short walk or push bike ride to all of Fremantle's best attractions, the home is also located agreeably close to local schools, shops, cafes and public transport links. Indeed, this delightful home and its prime location provide an exceptional lifestyle mere minutes from South beach, the port of Fremantle and the spectacular Western Australian coast. Additional Features Include : Secure double garaging. 3x split air conditioning systems. Ceiling fans. External storage room. Secure gated entrance. Built in robes to all bedrooms. Walk in pantry. Laundry offers great storage. 3 WC's. New gas storage hot water system. Gas bayonet. Insulated.