

# 17A Smallman Crescent, Greenwood, WA 6024

## House For Sale

Saturday, 13 April 2024

REDMOND  
REALTY

17A Smallman Crescent, Greenwood, WA 6024

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 87 m2

Type: House



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## OFFERS

Appealing to many buyer groups for its location, presentation, privacy, size and price-point, it is our absolute pleasure to present to you the latest opportunity for your consideration, your very own piece of paradise in lovely, leafy Greenwood - welcome home to 17a Smallman Crescent, you'll LOVE living here! This is not your average duplex half - there are no strata fees, no adjoining walls or roof (except for a shared carport) and the garden space beyond the modest façade is sure to impress as this home is set on a generous share of the original total 935sqm2 block. This stunning outdoor space is a true Entertainers Delight, and will surprise and delight many. Built in 1976, the home is kept comfortable courtesy of the Fujitsu zoned ducted reverse-cycle AC and has had many improvements and updates along the way. Bring your suitcases, order the removalist - there is literally nothing to do but move in and enjoy! There are many desirable features to this well-maintained home including, but not limited to:

- The main bedroom is spacious with built-in robes, the second could easily accommodate a double bed and has built-in robes.
- The bathroom boasts a double shower, the toilet is separate and the laundry has extra storage and direct access to the backyard.
- A stylishly updated galley kitchen has a skylight and ample storage, and the adjoining dining area has direct access via a new French-style door to the alfresco and the garden beyond - a lovely view but also great to supervise the children at play.
- A spacious established and easy-care back yard hosts an expansive gable roofed patio which doubles your living space, and the yard is still big enough for a potential pool, swing set, cubby house or even an extension of the home itself...
- The garden oasis wraps around the home and boasts lush green lawn, established cooling trees including a lemon and lime, and there's plenty of room for vegie gardens should you desire and two garden sheds for extra storage.
- Separate to the carport there is extra parking behind the gate at the side of the house - great for trailers, the jetski or a boat, or just easy access to the back yard.

Investors, First Homebuyers, Downsizers... this comfortable and conveniently located home will appeal to many but can only sell to one - we look forward to welcoming you to one of our Home Opens. 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. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate prior to making an offer on this property. Buyers should conduct their own due diligence in terms of actual sizes of the home and land and any potential for subdivision and not rely solely on the information provided herein by the selling agent.