

# 18 Paterson Gardens, Winthrop, WA 6150

## House For Sale

Sunday, 26 May 2024

18 Paterson Gardens, Winthrop, WA 6150

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 700 m2

Type: House



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## Expressions of Interest

Stunningly situated right next door to the sprawling Juett Park and within footsteps of picturesque Piney Lakes Reserve walking trails, this spacious 5 bedroom 2 bathroom two-storey family home is perfectly positioned for comfortable living – and truly does have something that everybody will enjoy. Beyond double front entry doors lies a welcoming front lounge room with double French privacy doors of its own – as well as access out to a secluded alfresco courtyard for sitting, entertaining and quiet contemplation, overlooking the lovely parklands. The four spare downstairs bedrooms all have built-in wardrobes and are serviced by a practical main family bathroom with a shower and powder vanity. A spacious open-plan living, meals and kitchen area is where most of everyone's casual time will be spent, with a feature fireplace complemented by double-door access into a massive games room. Upstairs, an enormous master retreat has its own sitting area, ceiling fan, split-system air-conditioning unit, delightful park-view balcony, over-sized walk-in robe and private ensuite – shower, bathtub, separate toilet, twin “his and hers” vanities, heat lamps and all. Back on the ground level, both the main living zone and games room seamlessly extend outdoors to the backyard and its shimmering below-ground swimming pool. This sublime property is perched within the sought-after Applecross Senior High School and Winthrop Primary School catchment zones, with Winthrop Primary School itself situated within easy walking distance. Its highly-desirable parkside location is also close to the Winthrop Gardens IGA supermarket at Winthrop Village Shopping Centre, only minutes away from the Melville and Myaree shopping and industrial areas and easily accessible to Corpus Christi College, Yidarra Catholic Primary School, other exceptional educational facilities, more shopping at Westfield Booragoon, Murdoch University, the St John of God Murdoch and Fiona Stanley Hospitals, Bull Creek Train Station, the freeway and even Fremantle. What a spectacular setting! Other features include, but are not limited to:

- Solid brick-and-tile construction
- Entry verandah
- Carpeted front lounge room with a ceiling fan
- Separate hotplate and oven appliances in the kitchen
- Carpeted bedrooms throughout
- 4th bedroom with alfresco-courtyard access
- Functional laundry with storage cupboards, a separate 2nd toilet and external/side access for drying
- Walk-in downstairs linen press
- Under-stair storeroom
- Solar-power panels
- Bosch security-alarm system
- Feature skirting boards
- Rear garden shed
- Large remote-controlled double lock-up garage with a storage area and internal shopper's entry
- Lush green front-yard lawns
- Large 700sqm (approx.) parkside block – only metres away from a fantastic playground for the kids
- Built in 1989 (approx.)
- City of Melville Council rates - \$2644.19 p/a approx.
- Water rates - \$1536.06 p/a approx.

Contact Exclusive Listing Agent, Zvon Mikulic, now on 0439 811 023 to arrange your private viewing today! 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.