

22 Nannine Avenue, White Gum Valley, WA 6162



House For Sale

Wednesday, 17 April 2024

22 Nannine Avenue, White Gum Valley, WA 6162

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 807 m2

Type: House



Team Trolio

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CONTACT AGENT

FIXED DATE SALE - ALL OFFERS BY MIDDAY WST MONDAY 29TH APRIL UNLESS SOLD PRIOR! (SELLER RESERVES THE RIGHT TO SELL PRIOR WITHOUT NOTICE) Welcome to your dream family home in the much sought-after enclave of White Gum Valley! This immaculate and spacious brick and tile home is situated on a sprawling 807 sqm prime Corner lot and offers everything you've been searching for including:

- Massive gourmet-style kitchen for those culinary adventures with a separate scullery
- Flexible living spaces of 3 large separate living zones : casual dining + formal lounge or theatre and formal dining that could easily be utilised as a games room, study, or even 5th bedroom
- High ceilings, wide doorways and generous size entry & hallway further increasing space and practicality
- Ducted air conditioning and alarm system for comfort and security
- 4 large bedrooms several with full wall width built in robes
- Freshly painted, new carpets, LED lighting for a modern touch
- Luxurious renovated main bathroom with full-height tiling, floating vanity, shower + bath
- Solar panels, solar HWS, bore and rainwater tanks for eco-friendly living
- Oversized laundry for convenience with second shower and toilet
- Secure 38 sqm approx garage currently featuring scullery/2nd Kitchen with potential for conversion to granny flat/studio/home business (subject to council approval)
- Dual access from Nannine and Elizabeth streets, with additional onsite parking for trailers, boat, caravan + multiple sheds
- Beautiful assortment of fruit trees in a low-maintenance garden
- Sprawling 807 sqm duplex lot (STCA) offering many possibilities including subdivision
- Prime location near parks, schools, medical facilities, shops, transport, and recreational amenities

Prime Located Property, with Bus Stop around the corner and Fantastic Access to:

- Central Avenue Medical Centre – 1 min
- Beacon Yoga Centre – 1 min
- Multiple Cafes and Take Away Establishments - 1 min
- Pharmacy 777 – 2 min
- Fremantle College - 2 mins
- Beaconsfield Plaza Shopping Centre - 2 mins
- Coles – 3 mins
- Gilberts Fresh Market – 3 mins
- Christ the King Parish – 3 mins
- Cappuccino Strip – 6 mins
- South Beach - 6 mins

*** Time Estimates to Location Points are approximate and via car *** Don't miss out on this incredible opportunity to own your perfect home that offers incredible possibilities for the future!

Part of the garage is currently set up as a scullery and utilised as a single garage + scullery (approximately garage dimensions are 3.8m width by 10.1m depth)

Team Trolio welcome your enquiry and immediately extend a conjunction invitation to all real estate agents.

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.