

22 Sheriff Circuit, Wattle Grove, WA 6107

THE AGENCY

House For Sale

Friday, 17 May 2024

22 Sheriff Circuit, Wattle Grove, WA 6107

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 653 m²

Type: House



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OFFERS WELCOMED

Embrace the space your family deserves, by moving into this super-comfortable 5 bedroom 3 bathroom two-storey residence with a flexible and versatile floor plan, in a top location just footsteps away from the sprawling Woodlupine Park and its fantastic children's playground. Downstairs, the carpeted master-bedroom suite is the pick of the sleeping quarters with its separate "his and hers" walk-in wardrobes, built in wardrobes with a bay window style seat and a practical ensuite bathroom – shower, vanity, heat lamps, separate toilet and all. Behind gorgeous double French doors lies a carpeted study area at the bottom of the staircase – complete with full-height built-in storage and internal shopper's entry via the secure garage. Low-maintenance timber-look flooring graces the spacious open-plan family, dining and kitchen area, as well as the large adjacent games room. The kitchen itself is large and functional, playing host to a storage pantry, double sinks, a gas cooktop and stainless-steel oven and dishwasher appliances. Families with children can enjoy peace of mind, supervising children playing in the backyard right from the kitchen. Upstairs, a carpeted fifth or "guest" bedroom wing doubles as an alternative master suite with built-in wardrobes, heaps of custom storage and a private ensuite-come-third bathroom with a rain/hose shower, toilet, powder vanity and even more storage, behind mirrored sliding doors. At the rear, a massive pitched alfresco-entertaining deck features a central ceiling fan and overlooks a generous backyard with lawn and heaps of space for a future swimming pool. A bubbling outdoor spa is fully-fenced for peace of mind and truly does become the life of the party, especially on those balmy summer evenings. Also within arm's reach are the award-winning Wattle Grove Primary School and Wattle Grove Shopping Centre, with public-transport options, major arterial roads, the magnificent Hartfield Golf Club and so much more all only a matter of minutes away in their own right. If room to grow is what you seek, then this superb property has your name written all over it! Other features include, but are not limited to:

- Separate minor-bedroom wing
- Built-in robes
- Separate bath and shower in the main family bathroom
- Separate laundry with open linen storage and external/side access for drying
- Feature upstairs skylights for natural illumination
- Solar-power panels
- Light coloured roof (keeping the house cooler in summer)
- Ducted air-conditioning
- Security-alarm system and security cameras
- Large shed, which is connected to the security system
- Security window roller shutters
- White plantation window shutters
- Outdoor blinds
- Skirting boards
- Double lock-up garage
- Manicured and fully reticulated gardens, pot plants and hanging baskets
- Lush green lawns and gardens attracting local birdlife
- Enclosed cat run
- 652sqm (approx.) block
- Built in 2004 (approx.), with extension in 2015 (approx.)
- Close to Lesmurdie Falls National Parks and other majestic natural landmarks
- Handy proximity to restaurants, sporting facilities at Hartfield Park and the neighbouring Hartfield Park Recreation Centre
- Just minutes away from Welshpool Road, Roe Highway and Tonkin Highway
- Easy access to Perth Airport – taking full advantage of the new Forrestfield-Airport Link and improved local public transport

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.