

23 Angelica Way, Atwell, WA 6164

House For Sale

Thursday, 11 January 2024



23 Angelica Way, Atwell, WA 6164

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 181 m2

Type: House



Jason Hodgson

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Offers Over \$729,000

Jason Hodgson is excited to present to the market this absolutely stunning family home that oozes quality and style throughout and is located in the heart of Harvest Lakes Village. You can easily leave the car at home as Aubin Grove train station is a 2-minute walk from the front doorstep, as are cafes, restaurants, grocery shopping as well as hectares of stunning landscaped parklands. Built in 2009 by APG Homes, this home has a very generous 181sqm of internal living and has a whopping 310sqm of built-up area, perched on a picturesque and elevated 485sqm block. Walking in through the front gate and up the stairs, you will be impressed by the tall flowering frangipani trees and stunning exposed aggregate concrete which wraps all the way around the property. The front alfresco/verandah is undercover and enclosed with café blinds and is the perfect spot to wind down with a glass of wine on a warm summers evening. Stepping inside the front door you are greeted by a large entry foyer and immediately to your right is a large theatre/family room. Adorned with sheer curtains, plantation shutters and with a built in entertainment unit this is the ideal place for the family to gather to watch that Friday night flick or all-important sporting event. The deluxe master suite is opposite and what a stunner it is! King in size and with a huge walk-in robe that is fitted with quality cabinetry and an ensuite with large shower recess, WC and a large stone top vanity, this is the ultimate parents retreat. The minor bedrooms are located in a separate wing and are double in size with beautiful plantation shutters and double sliding door built in robes. They share a functional main bathroom with large shower recess, WC and large vanity and mirror. Opposite the minor bedrooms is the ideal work from home office. Big enough for two people to work side by side, there is a lovely aspect out to the gardens. This room is easily convertible to a 4th bedroom if required, or perfect for the home beauty business or salon. Walking through into the large open plan portion of the house, you will be blown away by how drenched in natural light this space is. With soaring high ceilings, clean lines and floor to ceiling sheer curtains you will fall in love at first sight, guaranteed! The family lounge room, dining and kitchen zones form the heart and soul of this abode. With a cosy wood burning fire front and centre, chilly nights are a welcome pleasure here. Dinner parties will become your new pleasure as the dining area is large enough for an 8 seater suite and the chef will always be part of the action as the kitchen integrates seamlessly into this space. With oodles of bench space, overhead and under counter storage, large plumbed fridge recess, dishwasher and Blanco appliances, this kitchen cannot be faulted. The kitchen which is located directly behind, doubles as a scullery and with a shoppers entry directly from the garage the functionality of this home will appeal strongly. Outside is just wow! The rear entertaining area is the stuff of dreams. The fully enclosed patio is perfect for year round entertaining and can be fully enclosed with retractable café blinds. Quality exposed aggregate concrete blends the whole space together and the kids and pets will have a blast playing cricket or footy on the back lawn. Or... there is ample space to pop in a pool and take this backyard to the next level. There is also a separate side alfresco area, where the teens can have their own party, or mum and dad can watch the sunset in comfort. Other property features include:

- Ducted reverse cycle air conditioning with zone control
- Huge 5kw solar system for low energy costs
- Wood burning log fire for those cosy winter evenings
- Fully integrated CCTV system, with alarm and security screen doors for piece of mind
- Ducted valet vacuum system
- Stone benchtops in kitchen and bathrooms
- Double lock up garage with epoxy coated floor and high clearance for larger vehicles
- 3 large outdoor entertaining spaces
- Beautifully manicured and landscape lawns and gardens with automatic wifi reticulation
- Plantation shutters, sheer curtains and blackout roller blinds throughout
- Quality near new floor coverings to all rooms
- Plus stacks of other features, viewing is essential!

Homes in Harvest Lakes Village are rare and highly in demand, because of its conveniences and location to everything a family could want. Public transport, shopping, quick and easy access onto Kwinana Freeway and Harmony Primary School only a short walk away. For more information on this property contact Jason Hodgson on 0400 963 740. Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.