

**23 Niabell Road, Caversham, WA 6055**

**House For Sale**

Thursday, 30 May 2024



23 Niabell Road, Caversham, WA 6055

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jassi Malik

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## Offers Invited

Jas & Co. Property Group proudly presents 23 Niabell Road, Caversham - a stunning residence offering a luxurious lifestyle in a family-friendly community. This impressive property features four spacious bedrooms, two bathrooms, a formal theatre, and an open-plan living/dining area, all complemented by a large double garage and a contemporary design set in a fabulous enclave. From the moment you step inside, you'll be captivated by the inviting interior, thoughtfully designed for family living with beautifully proportioned rooms. The open-plan kitchen, living, and dining area boasts ducted reverse cycle air conditioning and large sliding doors that open to a comfortable outdoor entertaining space. Enjoy the best of indoor and outdoor living in this sought-after location. Properties of this caliber are rare, and we are honored to present this quality home for sale. With too many features to mention, only a viewing can truly convey its exceptional appeal. Don't miss this opportunity to secure an amazing home without the hassle of building delays or price hikes. Contact Jassi Malik today to view this impressive family home in the heart of Caversham.

**FEATURES AT A GLANCE:**

- Stunning street appeal with beautifully landscaped front yard and parking for multiple cars
- Solar panels
- LED lighting
- Security cameras and alarm system
- High-quality Crimsafe window screens
- Master bedroom with ensuite, bathtub, vanity with storage, and a generous walk-in robe
- Three generous minor bedrooms with ducted air conditioning, built-in robes, and quality floor coverings
- Elegant formal theatre room
- Quality flooring
- Two bathrooms, with the second bathroom featuring a WC, shower, and vanity
- Ducted reverse-cycle air conditioning for year-round comfort
- Light-filled open-plan kitchen, living, and dining area with gas cooktop, stainless steel 900mm appliances, double sink, ample bench space, and pantry
- Separate, spacious laundry
- Three toilets
- Double car garage
- Gas storage hot water system
- Decking in the alfresco area and paved sides for low-maintenance living
- Electric blinds to the alfresco
- Walking distance to Coles, parks, and primary school

With high demand for estate lifestyle properties, you must act quickly to avoid disappointment! For further information or assistance with your real estate needs, contact Jassi Malik at 0423 596 948. Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.