

23 Simla Place, Caversham, WA 6055

House For Sale

Thursday, 1 February 2024



23 Simla Place, Caversham, WA 6055

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 527 m2

Type: House



Zarina Brodie
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From \$560,000

If you are looking for your first home or an investment property on a bigger block, you should consider 23 Simla Place, Caversham. This is a great way to get your foot into this increasingly competitive market. With a land size of 527sqm, this spacious and practical 3 bedroom 2 bathroom home overlooking Simla Park is a perfect all-rounder offering great multiple internal living areas with plenty of room for outdoor entertaining. You and your family should never run out of space!

Features inside include a master bedroom with ensuite and walk in robe, the remaining 2 bedrooms are also a good size. The spacious open plan area features the living, dining, and kitchen areas. The cook's kitchen includes a cook top, oven and extractor, an Omega dishwasher, and a kitchen pantry. And if you are looking for MORE ROOM for the family – the front theatre/lounge is a perfect place to enjoy movie nights with your family and friends. With an additional formal dining room which will be great for meals with family and friends or alternatively, it could be used as a study. For added security & summer comfort, the home comes with security screens to the front entrance, alfresco and laundry with roller shutters to the front windows. Continue to stay cool inside with ducted evaporative air conditioning throughout. There is additional reverse cycle air conditioning in the open plan area that can cool you during humid days and warm you during the colder winter months. Features outside include a spacious patio which is perfect for entertaining all year round and a good-sized garden for kids or pets to run around and not forgetting the large garden shed. Conveniently located a short drive from the Caversham Valley Primary School, Coles Caversham, and with easy access to the Reid, Tonkin, Great Eastern and Great Northern highways, and the world class wineries and cafés in the Swan Valley. This one is not to be missed! Standout Features: • Sizeable master bedroom, featuring ensuite and walk in robe • Bedroom 2 • Bedroom 3 with wardrobe • Separate theatre/living • Formal dining • Open plan living, dining and kitchen • Kitchen with cook top, oven, an Omega dishwasher and kitchen pantry • Laundry • Linen • Ducted evaporative air conditioning • 1 x split system air conditioning to open plan • Ceiling fan to master and open plan living • Roller shutters to front windows • Security screens to front entrance, alfresco and laundry • Spacious patio area • Good size back garden • Large garden shed • Double garage The particulars are supplied for information only and shall not be taken as a representation of the seller or its agent as to the accuracy of any details mentioned herein which may be subject to change at any time without notice. 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.