

# 25 Florey Place, Huntingdale, WA 6110

CENTURY 21

## Sold House

Monday, 14 August 2023

25 Florey Place, Huntingdale, WA 6110

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 720 m2

Type: House



Josh Brockhurst  
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## Contact agent

Welcome to 25 Florey Place, Huntingdale – the perfect home for low maintenance, family living. This beautifully presented 3-bedroom, 1-bathroom house is the epitome of comfort and convenience, making it an ideal choice for your family. Step inside and be greeted by a thoughtfully designed floor plan that caters to the needs of a growing family. The formal living area is situated at the front of the home, offering a welcoming space to relax and entertain guests. As you continue, the floor plan gracefully transitions into the formal lounge room, creating a seamless flow from the entryway. The formal dining area, is tucked behind the entry wall and is perfectly positioned adjacent to the kitchen. This allows for easy and effortless serving of meals, making family dinners a breeze. The kitchen itself enjoys a central position overlooking the casual living area and patio alfresco. The heart of the home lies in the spacious casual living area, thoughtfully divided into distinct spaces for family time, dining, and games. This open and airy space culminates in an impressive games room where cathedral ceilings soar to guide the eyes up to stunning stained glass details which frame the view to the native gardens on the backyard. For those who love spending time outdoors, this home does not disappoint. Step out through the glass sliding door from the games room and you'll find yourself on the charming patio, a perfect spot for alfresco dining or simply unwinding with a cup of coffee. In addition to the delightful yards, this property boasts a powered shed, a dream come true for those who enjoy tinkering on various projects or pursuing hobbies. This extra space ensures that you can easily organise your tools and equipment, keeping the main living areas clutter-free and pristine. With the bedrooms tucked away in a separate corridor. The 3 well-proportioned bedrooms provide comfortable spaces for every member of the family. And with a well-appointed bathroom enjoying semi-ensuite access to the master bedroom, you can assure that all members of the family are catered for with a separate bath and enclosed shower.

**FEATURES:**

- \* Open plan, formal lounge and dining enjoying gorgeous, timber floors.
- \* Practical kitchen complete with gas hot plate and electric oven.
- \* Casual family and dining warmed by the crackle of a slow-combustion, wood-heater.
- \* Impressive games room offering cathedral ceilings, French doors and gorgeous stained glass details.
- \* Welcoming master bedroom enjoys semi-ensuite access to the family bathroom.
- \* Well-appointed bathroom offering a separate bath and enclosed shower.
- \* Bedrooms 2 and 3 offer comfortable accommodation with the warmth of carpets.
- \* Large walk-in robe to master, double robe to bedroom 2, and single robe to bedroom 3
- \* Ducted evaporative air conditioning throughout.
- \* Two charming, gabled patios overlooking the rear gardens.
- \* Large powered shed offering a great space to work on hobbies, a man cave or for storage.
- \* Covered parking in the triple carport, under the main roof.
- \* Extensive, brick paved driveway offering plenty of space for additional parking.

Set in the bowl of a quiet cul-de-sac, the home enjoys a quiet position in a highly desirable location. Boasting close proximity to Warton, Ranford, and Nicholson Roads, residents can enjoy quick access to major transportation routes, including Tonkin, Albany, and Roe Highways, as well as the Kwinana Freeway. The added advantage of being just minutes away from local shopping centres ensures that all essential amenities are within easy reach. For families with young children, the home's prime location only 600m from the oval Huntingdale Primary offers a safe and comfortable walking distance, making school runs a breeze. Embrace the ease and accessibility of this family-friendly neighbourhood, where every convenience is at your fingertips. For more information and inspection times contact: Agent: Josh Brockhurst Mobile: 0410 490 198

**PROPERTY INFORMATION**

Council Rates: \$470.00 per qtr  
Water Rates: \$279.16 per qtr  
Block Size: 720sqm  
Living Area: 155sqm approx.  
Zoning: R17.5  
Build Year: 1987  
 Dwelling Type: House  
Floor Plan: Not Available

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