

25 Garrong Close, Edgewater, WA 6027



Sold House

Monday, 14 August 2023

25 Garrong Close, Edgewater, WA 6027

Bedrooms: 3

Bathrooms: 1

Parkings: 8

Area: 705 m2

Type: House

\$656,000

For sale by Openn Negotiation (flexible conditions online auction). The Openn Negotiation is under way and the property can sell at any time. Contact the sales agent immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval. What a fabulous location! High on the hill at the top of a cul-de-sac with a sneak through to the shops, play park and bus stops! The home is surrounded by the most magnificent trees, carefully worked you should be easily able to preserve the trees AND build a double storey home to get the best vistas. The 705sqm Block has /R20/R40 zoning with 2 cross overs and driveways. Buyers beware! This property not only meets your needs as a first time buyer; downsizer; split family; investor; retiree; developer but takes the accolade from other lookers too. Don't wait before viewing. The sellers have been improving on the renovation begun by the previous owners. They have taken the elephant sized bites needed for kitchen and bathroom renos to be done from scratch. The home is a delight to behold. The gardens too have had a significant practical upgrade, being ready to burst into spring in the next few weeks. The super location is ever present. Take the winding road to the head of the cul-de-sac -it's a long way to the shops. But a sneaky short cut gets you through to the Edgewater shops, cafes, medical centre, bus and play park in an easy few minutes' walk. Cycling will take you past the Lake shores, through the Regional Park and into Joondalup city centre. Stop at where you work? ECU, TAFE, Joondalup Health Campus, Lakeside shopping centre or one of the many growing small businesses in the CBD. That's one car saved, and a healthy transport to work. The kids can take the bus or cycle to schools in this or adjacent suburbs. Steeped in ancient aboriginal history, with most undiscovered by the general population, Edgewater was an enchanting place to rest and relax with easier living in mind. Now its time to reflect on the past and care about the future, before irreparable change takes place. View- points; of the whole Lake, the moon and Sunrise; the breathtaking skies at the reflected sunsets; the Ocean and Lake glimpses seen together from a couple of magical spots. All this can be yours, Edgewater is a special place to care for and protect. The home comprises: A living area encompassing: lounge/dining, family space including a brand new kitchen, the recently laid flooring is tough and attractive. A bedroom wing, to the front, with the three bedrooms, all with great carpets, robes and freshly painted, a WOW new bathroom and the laundry. (The photos are worth a thousand words.) The 705 sqm block R20/40 has plenty of play space to the rear for the small kids and an expansive area adjacent to the end of the cul-de-sac, the latter, everyone uses from time to time as a meet and greet children and neighbours hang out. The top of the cul-de-sac is at a higher elevation giving good views across the suburb. Noise? The mature trees are alive morning and evening with the feathered residents of Edgewater both large and small. Walking down to the regional park closest to the house you are very likely to see the teenage roos who are looking back at you! With this property you are not just buying the house you are buying a lifestyle! See! Sigh! Buy! The on-line, Openn Negotiation auction gives you a chance for a second look- but only if you are quick in for the first visit!