

**27 Weston Drive, Swan View, WA 6056**

**Professionals**

**House For Sale**

Saturday, 18 May 2024

27 Weston Drive, Swan View, WA 6056

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1004 m2**

**Type: House**



Scott Jordan  
0894531888

**\$649,000+**

Discover this beautifully refreshed, light, and bright home nestled on a tranquil loop street in the picturesque Hills of Swan View. Boasting a fresh contemporary look, the house features new stone benchtops, modern LED lighting, and fresh colour palate that gives it a like-new feel. This free-flowing 3-bedroom, 1-bathroom residence offers an open-plan kitchen and dining area, complemented by two separate living spaces and a neat, well-maintained bathroom. Once you step outside you will find the elevated outdoor entertaining area featuring a pitched patio that overlooks the spacious west facing yard with automatic blinds that allow you to entertain, or simply enjoy the magnificent sunsets all year round. The location gives you a feeling of being tucked away while also having something for everyone nearby, with a short walk to local schools, Swan View Shopping Centre & Darling Range Shopping Centre with IGA, Coles, and multiple specialty stores. If you are a person keen for adventure, you also have John Forrest National Park and many walking or trails at your fingertips. All features include:

- Master bedroom with carpet featuring a free-standing mirrored robe, tinted window, blackout curtains and RC split system
- Bedrooms 2 and 3 with carpet, blinds, ceiling fan with LED lighting and one with a free-standing robe and shelving
- Refreshed kitchen with new stone bench tops, double pantry, ample storage with below and overhead cupboards, electric oven and cooktop and plumbed fridge recess
- Front facing informal lounge (or 4th bedroom) features RC split system, tinted windows, and blackout curtains
- Dining and formal lounge flowing from the kitchen with a glass slider to the patio area
- Paved pitched patio area with automatic outdoor blinds overlooking the manicured gardens and huge grassed area
- Single remote controlled garage door with shoppers' entrance to home
- Bathroom consists of shower, vanity, heat lamp and exhaust fan combination and sky light
- Separate toilet off the laundry
- Block 1004 sqm approx.
- 4.5m x 3.5m workshop
- 4 x security cameras
- Ample parking out the front
- NBN FTTC
- Built 1970
- Land rates \$2003.34 approx.
- Water rates \$1086.02 approx.

Please call Scott Jordan on 0419 903 244 for further details or to arrange a viewing time. Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract. Scammers are actively targeting real estate transactions. Due to the increasing number of attempted frauds in our industry and in the interest of protecting your funds we will not provide our trust account details via email. Please contact our agency to confirm deposit details prior to doing any transfers. Aggressive behavior and any form of verbal or physical abuse towards our employees will not be tolerated. Our teams are working as hard as they can, please be patient as we do our best to assist you.