

# 2B Violet Street, Middle Swan, WA 6056

THE AGENCY

## Sold House

Friday, 18 August 2023

2B Violet Street, Middle Swan, WA 6056

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 490 m2

Type: House



Shane Schofield  
1300243629

**\$468,000**

The home is open for the first time to ALL buyers on SUNDAY at 12:40pm- 1.20pm. At the GRAND OPENING on Sunday we will have a Coffee Van on site providing complimentary hot drinks to everyone who attends. Discover the epitome of comfortable living in this gorgeous home, ideally located in close proximity to exceptional Schools and the charming Swan Valley wine region. Move right into this charming residence, where every detail has been thoughtfully curated for effortless living. Catering for first home buyers, savvy downsizers and investors alike, this home boasts a range of possibilities for everyone. Step through the front door to discover a generously sized lounge room on the right, providing a serene space for quality family time. To the left of the entrance, the expansive master bedroom boasts a walk-in robe and an ensuite complete with a shower, a vanity and a toilet. The heart of the home lies beyond, featuring a country-style kitchen with a convenient shopper's entry from the double lock-up carport. This spacious area offers a freestanding oven, ample counter space and a welcoming breakfast bar to enjoy early morning coffees or after school snacks. Connected to the kitchen is an open meals area that seamlessly transitions through glass sliding doors to the outdoor entertaining space, creating a harmonious indoor/outdoor living experience. This outdoor haven feels like an extension of the house, ideal for delightful Summer BBQs and entertaining friends and family. An additional bedroom adjacent to the kitchen presents versatile possibilities as a playroom, study or a comfortable space for teenagers, complete with ample room for a double bed. At the rear of the home, two more generously sized bedrooms with built-in robes await, accompanied by a well-appointed family bathroom and a convenient laundry room. The low-maintenance backyard showcases a lush lawn area perfect for children and pets to frolic on, along with a substantial shed offering ample storage space. With its blend of convenience, style and comfort, this exceptional home promises a truly delightful living experience for its fortunate residents. Here are just some of the many features this impeccable home has to offer: - Located in a cul de sac with bushland at the end of the road - Easy care front yard with a double driveway leading up to a double lock up carport - Single front door with a security screen - Light and airy lounge room with a large window facing out to the street - Master bedroom is spacious and features a walk in robe plus an en-suite with a shower, a vanity and a toilet - There is a split system air conditioner in the master bedroom - Both front rooms of the home have sheers plus block-out curtains on the windows - Kitchen has oodles of space plus a shoppers entry from the carport - There is an open fridge recess, a double sink, a freestanding oven plus heaps of bench space - The dining area overlooks the kitchen to make meal times a breeze - There is a split system air conditioner in this area for temperature control - Bedroom four is adjacent to the kitchen and has a built in robe - This room could also double as a fantastic study or children's play area - Bed two and three are found at the rear of the home - Both bedrooms are a decent size and have built in robes - The minor bedrooms all have sheers plus blackout curtains on the windows - The second bathroom has a vanity plus a shower over the bath - The laundry has a single trough plus a built in linen cupboard - There is a separate toilet in the laundry area - A glass sliding door leads out to the back yard from the laundry - The home has been freshly painted a neutral light colour to match any decor - There is oak look vinyl flooring in all the living areas of the home - The glass sliding doors to the backyard both have vertical blinds - The four bedrooms feature low pile carpets - The side of the property has a large outdoor patio stretching the length of the home - This is the ideal place for entertaining as it is a continuation of the carport - The backyard is fully fenced with easy care gardens and a lovely lawn area - There's a lockable garden shed in the rear corner for added storage - The property has a gas storage hot water system - Please note, the alarm system does not work and will not be working at Settlement - The washing line is located down the side of the home - Walking distance to Both St Brigids Catholic Primary School and La Salle Catholic High School - Less than 2km from the heart of the Midland Shopping precinct - Only 20 minutes from Perth Airport This gorgeous home won't last long in this market, so please make sure this home is on your 'must view' list this weekend. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. 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.