

3/10 Champlin Way, Ferndale, WA 6148



House For Sale

Thursday, 14 December 2023

3/10 Champlin Way, Ferndale, WA 6148

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Judy Duggan
0413096795

" EXPRESSIONS OF INTEREST"

Judy Duggan and The Agency are proud to welcome you to 3/10 Champlin Way, Ferndale. A well-maintained, easy-care home with classic charm, making it an ideal choice for those seeking a low-maintenance lifestyle. At the heart of the home, you'll find the open plan kitchen and dining plus a spacious living room. This space is perfect for both entertaining and quiet nights in, providing a welcoming haven for all occasions. Step outside to discover a private courtyard, complimented by an undercover patio area perfect for alfresco dining or simply enjoying a quiet moment in the fresh air. This outdoor space adds a wonderful extension to the living areas, offering a peaceful retreat within your own home. Featuring two fully carpeted bedrooms, each offering a tranquil space for rest and relaxation. The modern bathroom is well-appointed, ensuring a comfortable and convenient living experience. The property's location in Ferndale provides a family friendly suburban atmosphere offering easy access to local amenities. Whether you're a first home buyer, a downsizer, or an investor, this villa presents a fantastic opportunity. 3/10 Champlin Way is a home that offers a blend of easy care living, comfort and convenience. Don't miss out on the chance to make it yours!

What's to love: Generously sized, fully carpeted, Queen-sized master with 6 door free standing robes and ceiling fan. Full carpeted minor bedroom overlooking the rear gardens. Spacious open plan living, dining and kitchen flooded with natural light offering year round comfort with reverse cycle split system air conditioning. Easy care wood look vinyl flooring through the living areas and hallway. Updated bathroom with a large walk-in shower, single vanity and separate WC. Great sized kitchen with plenty of space to implement those dream kitchen goals! Offering a free-standing electric cooker, breakfast bar, single door pantry and a lovely vista overlooking the back garden. Freshly painted throughout. Easy care private rear yard with a grassed area, undercover patio area and large garden shed. Electric storage hot water system. Single undercover carport. Solid 1980 brick & tile villa in a Quadruplex complex with NO strata management – Strata fees are \$200 per quarter which covers the building insurance and front lawn mowing. City of Canning rates approx. \$1657 p.a / Water Corp rates approx. \$624 p.a. Located in the award-winning Lynwood Senior High School zone. Ideally situated, close to the Canning River Reserve walking trails & cycleway, Ferndale Oval, Lynwood Senior High School, Carousel shopping & entertainment precinct, Riverton Leisureplex and Library as well as Riverton Stockland's and close to public transport, this lovely home is a MUST SEE! Call Judy, your fully licensed local agent living & selling in Ferndale on 0413 096 795 to arrange a viewing now.

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.