

**3 Charm Way, Atwell, WA 6164**

THE AGENCY

**Sold House**

Friday, 3 May 2024

3 Charm Way, Atwell, WA 6164

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 736 m2**

**Type: House**



Nicola Stacey  
0407772206

**\$940,000**

All offers presented 14th May 2024, unless sold prior. \*\* The Sellers reserve the right to accept an offer prior to 14th May 2024 \*\*Please email all enquiries to [NicolaStacey@theagency.com.au](mailto:NicolaStacey@theagency.com.au) Discover your dream home in this stunning property boasting a host of desirable features. Nestled on a generous 736sqm block, this home offers an array of amenities that will captivate any buyer. With a powered workshop that is conveniently accessible from the side of the property, alongside a luxurious below-ground pool, this home is sure to enchant you from the moment you arrive. Step inside to experience the spaciousness of this 4-bedroom, 2-bathroom sanctuary. The air-conditioned interiors welcome you with a sense of warmth and charm, while the expansive open-plan living area bathed in natural light beckons you to unwind. The well-appointed kitchen overlooks the informal living space and the magical backyard, creating an ideal setting for both everyday living and entertaining guests. Retreat to the secluded home theatre for movie nights and leisure, providing a serene escape from the hustle and bustle of everyday life. The master bedroom boasts his and hers walk-in robes and an ensuite, ensuring privacy. Three additional generously sized bedrooms, located at the rear, each with built-in robes, cater to the needs of a growing family. Outside, indulge in outdoor living with an expansive patio, a magnificent below-ground pool complete with a gazebo, and lush grass for your furry companions to roam. The double garage, extra wide for added convenience, offers extra storage space for all your belongings. Located just a short 250 metre stroll to Atwell College, 750 metres to Harmony Primary School, and 450 metres from public transport, this home offers both convenience and tranquillity. I am Nicola Stacey from The Agency, ready to assist you on this journey towards achieving your property dreams.\* Measurements are approximate only, and taken from Google Maps \*\*\* Home open times are subject to change without notification. Please check the web for the inspection schedule on the day of the home open \*\*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.