

# 3 Warragul Glade, Jandakot, WA 6164

## Sold House

Saturday, 4 May 2024



3 Warragul Glade, Jandakot, WA 6164

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Derick Pitt

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## Contact agent

Double Storey Family Delight in the Heart of Glen Iris Estate Welcome to 3 Warragul Glade, set in a gorgeous enclave of leafy, Glen Iris Estate. This beautiful Ross Griffin home features parental quarters downstairs and kids' sanctuary upstairs and would be ideally suited to families with children heading into their teenage years. Lock and leave in style, with fully reticulated established gardens and an easy care interior, you'll love the spacious, yet intimate feel this house provides, and only a few steps away from the local park to walk the pooch! A grand entrance welcomes you into the house with the option of going straight up the stairs, into a formal living on the left, or alternatively, the master bedroom and other living spaces to the right. Hybrid flooring leads into the hub of the home where a fully renovated kitchen is poised for cooking up a storm! Quality stone benchtops and appliances, a coffee and toasting station bench nook, plumbed fridge recess, as well as a fully outfitted breakfast bar with soft close drawers, complete the cooking hub which overlooks an open plan area. A separate living room is perfect as a home theatre room or for more formal entertaining. Boasting generously sized bedrooms, all with walk in robes, the upstairs area is a perfect retreat for the kids. A storage room can easily double as a study, and kids can relax watching tv or lounging in the shared living space. A larger minor bedroom with ensuite bathroom entry is ideal for any guests or visitors staying over. Keep cool and cosy with ducted, reverse cycle air conditioning upstairs as well as split system air conditioning downstairs, enjoying lower power bills that the solar energy system provides. Alternatively, let some fresh air through the gorgeous, double glazed casement windows which adorn the front of the home. Entertain in style outdoors with three gabled patios surrounded by greenery – a perfect spot to set up a dream outdoor lounge, barbecue, dining or an outdoor gym and games. There's plenty of opportunity to decorate this area to the hilt! Celebrations and casual barbecues promise to be a big hit here. With easy access to Roe Highway and Kwinana Freeway, and a welcoming community, Glen Iris Estate is a highly sought-after location. Don't miss the chance to view this family home!

Interior - 2 Downstairs Master Bedroom Suite complete with Walk in Robe, Ceiling Fan and Split System Air Conditioner - 2 Three Large Minor Bedrooms Upstairs, each with Walk in Robes - 2 Two Bathrooms, Renovated with new fittings and ceramics - 2 Fully Renovated Chef's Kitchen with 600mm appliances, plumbed fridge recess, stone bench tops, pantry, microwave recess, soft close drawers, breakfast bar and more - 2 Open Plan Family, Meals and Kitchen area with gas bayonet for extra heating and split system air conditioning - 2 A Large, Fully Enclosed Living Room with Gas Bayonet Point - 2 Grand Entrance with Winding Staircase - 2 Fully Renovated Laundry complete with Linen Cupboards - 2 Upstairs Activity Area - 2 Study Nook or Storage Room - 2 Quality Window Treatments featuring Double Glazed, Awning/Casement Windows front of house - 2 Carpeted and with Hybrid Flooring throughout - 2 Reverse Cycle Air Conditioning Upstairs - 2 Ducted Vacuuming System - Storage Spandrel (under stairwell) - 2 Security Alarm System - 2 Double Garage with Remote Control entry, Shopper's Entry and rear entry

Exterior - 2 Large, Gabled Entertainment Patio with two smaller gabled patios for extra cover and activities - 2 Established Gardens, fully Reticulated - 2 Solar Energy Panels - 2 Gas Storage Hot Water System Locally - 2 2.6km to Cockburn Station - 2 40m to Fairway Park & playground - 2 750m to Berrigan Drive & Medical Centre - 2 1.1km to Yarra Vista Dog Park - 2 2.8km to Cockburn Arc Recreation Centre - 2 3.5km to Cockburn Gateways Shopping Centre - 2 3.1km to Leeming Senior Highschool - 2 3.2km to Emmanuel College - 2 4km to Kennedy Baptist College - 2 4.5km to Bibra Lake - 7.5km to Murdoch University - 7.7km to Fiona Stanley Hospital

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