

**30 Churchlands Avenue, Churchlands, WA 6018**

**EDISON McGRATH**

**House For Sale**

Thursday, 9 May 2024

30 Churchlands Avenue, Churchlands, WA 6018

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 801 m2**

**Type: House**



Michael Hallam  
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## OFFERS CLOSING 21 MAY

OFFERS CLOSING 21 MAY AT 5PM (IF NOT SOLD PRIOR) Welcome to this spacious and delightful family home nestled in a private estate in a highly desirable pocket of Churchlands. With its generous accommodation, three living areas and expansive 801 sq metre block, this prime position offers a perfect setting for families seeking a comfortable and convenient lifestyle. Located just moments away from Churchlands Senior High School, Abbeybrook Reserve and Herdsman Lake. Inside, the interior exudes a charming yet homely ambience. The heart of the home is the expansive open-plan kitchen, dining and living area. Bathed in natural light from glass sliding doors, this inviting space offers a relaxing atmosphere and a delightful green vista. The galley-style kitchen boasts ample storage and bench space, a dishwasher and a walk-in pantry. Overlooking the living area, it provides easy conversation with family members while preparing meals. Step outside, and you'll discover an idyllic outdoor entertaining alfresco area with a grassed section offering plenty of space for kids and pets to enjoy. The area offers endless potential, with plenty of room to add a pool down the track. Inside, the home offers additional living areas for relaxation and entertainment. A formal living and dining area at the front provides a tranquil retreat to unwind, whilst a separate games room offers great separation for the rest of the family to enjoy. The master suite is a privately positioned at the front of the home and features a spacious walk-in robe and ensuite with dual vanities. In the children's wing, there are three additional bedrooms plus there is an additional fifth bedroom/study closer to the front of the home. Each of the bedrooms have built-in robes and share a centrally located main bathroom, complete with a bath, shower, vanity and separate WC. Additional features include solar panels, ducted air conditioning, double garage and garden shed. Don't miss this opportunity to make this yours! For more details, reach out to Michael Hallam on 0407 470 100