

31 Sawgrass View, Gnangara, WA 6077

Professionals

House For Sale

Wednesday, 15 May 2024

31 Sawgrass View, Gnangara, WA 6077

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 326 m²

Type: House



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Offer Above \$899,000

Your soul essence is to seek the tranquillity, the greens offering you everything where your mind, body, and emotions are taken care by nature that is a reason this is called a LIFESTYLE village. A world of fun, freedom and friendship awaits. If you are over 55, LOVE to live in nature but so close to vibrant community, LOVE to play your golf and lawn bowls look no further than this OUTSTANDING 2020 built 3 x 2 Over 55's home in The Green. Hurry!! Available NOW Call Amit on 0430 047 077 or Vishal 0481 261 743 to Book Private Viewing before it is TOO Late. Living Features include:-- 3 Bedrooms & 2 Bathrooms house built with so much attention to details that the house will tick all your boxes- Spacious Lounge/dining Area fitted with solid hardwood floor- Designer finishes and décor throughout the house offers you the magnificent combination of colour and contrast- Commodious kitchen has stone benchtops and breakfast bar fitted with stainless steel appliances- Midea electric heat pump hot water system and 5kw solar system, with battery, will minimise your energy bills- The second and third bedrooms are very comfortable rooms with double robes. - Workshop recess or storeroom- Ducted reverse cycle air-conditioning for all your heating cooling needs- Rear laneway access to your supersized double garage, which has been fitted with additional storage- Decent size Laundry The first community centre will be the central focus of the village and include social, entertainment, dining, relaxation, arts & crafts, library and administrative facilities for The Green. Adjacent to the large verandas are bowling greens with landscaped surrounds. Additional Key Features -- Security system- Batts insulation plus cavity wall insulation- NBN Connected - Fibre to node internet connectivity.- Amazing Landscaping on the community street make you feel the rural lifestyle but still so close to all the necessity - Pet friendly Outside / Exterior - - Rendered finish- Colourbond roof- 5.5kW Solar Panels on the roof- Stunning Travertine paving all around the house - Spacious outdoor entertainment area fitted with automated roller blinds Lifestyle facilities -- Swimming Pool and Sauna Room- Community centre- Social networking - Entertainment - Relaxation- Arts & crafts - Library - Secured parking to park your Caravans Advantage for Buyer's- Security of owning your own home - with the title on your name- Security of being FREE to pay Sinking Funds or Early Termination Fees- The choice to enjoy the extensive community facilities on offer- The Choice to have the Grandchildren stay for the weekend- The security to lock and leave as you please - The security of a community of friends and neighbours- The choice to opt pet friendly environment There are so many bonus features incorporated in this bonanza package where seller has done no compromise with the build quality and there is NO WAITING PERIOD! We suggest buyer need to cease their HOUSE HUNTING Journey once they come and see this house. Location Features - - 50m Lakelands Country Club and Golf Course- 16Km to Ocean Reef Boat Harbour- 9.4Km to Wanneroo Central Shopping Centre- 11.3Km to Edgewater Train Station- 13.8Km to Joondalup Health Campus- 13.8Km to Lakeside Shopping Centre, Joondalup- 23.5Km to Perth CBD Strata fees approximately \$1,520 per quarter inclusive of Reserve Fund. Available to view at weekly home opens or viewings by appointment - contact Amit 0430 047 077 and Vishal 0434 237 622 to arrange a viewing. Disclaimer: This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate however, buyers must make their own independent enquiries and must rely on their own personal judgement about the information included in this advertisement. Professionals Wanneroo provides this information without any express or implied warranty as to its accuracy or currency. Buyers are advised to make their own enquiries as to the accuracy of this information.