

# 32 Traviata Crescent, The Vines, WA 6069



## Sold House

Tuesday, 19 September 2023

32 Traviata Crescent, The Vines, WA 6069

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 544 m2

Type: House

**\$860,000**

The Phone Code for this property is: 69634. Please quote this number when phoning or texting. Boasting style, comfort and functionality in the peaceful and picturesque surroundings of The Vines. Built just 3 years ago, this home includes all the Luxury and Modern Finishings one could dream of. Step inside and enjoy the luxury feeling of 31 course ceilings throughout the entire home! The 1200mm wide front door opens into a 7m long entry with the Master Suite to your left, which leads to a Resort Style Ensuite with a highlight window to see the Tropical Oasis outside. Enjoy the luxury of the huge Shower fitted with a Rainfall Showerhead and 7-function separate Showerhead as well! The ensuite also features a huge 1800mm long, Deep Bath for ultimate relaxation. DESIGNER KITCHEN Overlooking the Tropical Garden, this Kitchen has been fitted with Quality Caesarstone Organic White Benchtops and Back Splash. Top-of-the-range AEG Appliances including an integrated XL Dishwasher with Easy Lift rack. 5 Burner gas stove with integrated rangehood and Pyrolytic Oven with telescopic runners. This Gourmet Kitchen also has Ample Storage Space and a large walk-in pantry. COMFORT AND STYLE The Spacious Open-plan Living and Dining Room has double glass sliding doors that open to the Alfresco featuring solid wood decking, a perfect space for outdoor entertaining. For indoor fun the home has a huge Theatre Room for movie nights and an even bigger Games Room which will fit a full-sized Snooker/Pool Table and is fitted with Smart TV connections. The Games room can be conveniently shut off from the main living areas and has a double glass sliding door of its own to the backyard. The beautiful Spotted Gum Timber Hybrid Planking flooring throughout gives a touch of style and warmth, luxury top-of-the-range desired elegance carpets to the Grand Master Bedroom and 3 Queen Sized Bedrooms and Theatre Room. Security, CCTV, Smart Wiring, Solar Panels and Ducted Reverse Cycle Air Conditioning for all-year-round temperature control and comfort. All this located within minutes of The Vines Resort and Country Club and the award-winning Swan Valley Wine Region. Features: - 31c ceilings throughout - Huge Master Bedroom with dressing room - Resort Style Ensuite with stone benchtops, highlight window, rainfall showerhead and 1800m Deep Bath - Designer Kitchen looking over the tropical garden with 20mm Stone Benchtops, AEG Appliances, Plumbed Fridge Recess, Walk in Pantry and ample storage space - Open plan Living and Dining - Large Theatre Room - Large Games Room - 3 Queen sized Bedrooms with built in robes - Tropical Gardens front and back with solid wood decking and large grassed area - Second Bathroom with XL shower and double vanity with stone benchtops - Reverse Cycle Airconditioning and insulation - Smart Wiring, CCTV, Solar Panels - Ring doorbell system Land size 544msq and Living space of 232msq Please call or email for any enquiries with the Owners Representative. 7 mins from The Vines Resort - Golf Club 7 mins from Brooklane Shopping Centre 12 mins from the Heart of the Swan Valley Less than 15mins to local Schools 15mins from the Tonkin Hwy 20mins from the famous Bells Rapids 30mins from Perth Airport 40mins from Perth CBD Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.