

**33 Westport Parade, Darch, WA 6065**



**Sold House**

Friday, 22 September 2023

33 Westport Parade, Darch, WA 6065

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 620 m2**

**Type: House**

## Contact agent

UNDER OFFER BY THE LOVELL TEAM! Congratulations to our valued buyer & sellers! :-)  
What we love: The excellent, family-designed layout that flows through a total footprint of 316sqm (approx) under the roofline, and the practical way in which it facilitates easy, day-to-day living and indoor-outdoor enjoyment for all. We love the quality Ross North build with a long list of impressive inclusions and the three large, separately zoned living areas flowing out to an epic alfresco, BBQ kitchen and an in-ground swimming pool. Rest assured, this is ready for Summer entertaining!  
What to know: Perfectly positioned just moments on foot from Longford, Monaghan and Ashdale Parks, along with Darch Plaza, and so close Ashdale Primary, Ashdale Secondary College and the renowned Kingsway Christian College that your kids will be able to walk to school with ease! This beautifully established home combines convenience, space and lifestyle!  
A double door front entry and wide entry hallway; ducted and zoned reverse cycle heating and cooling, 33-course ceilings and feature recesses; polished timber floorboards, an oversized double garage and storage/work space, plus a shed. Four generous bedrooms - the impressive master suite with a step-down retreat space, large walk-in robe and an ensuite. Large, quality-appointed kitchen at the hub with updated stainless steel appliances, a 6-burner gas cooktop, Miele dishwasher and a walk-in pantry; and 3 generously proportioned living zones - a theatre room with recessed ceilings and double French doors (includes screen and projector), a versatile formal lounge, and an open plan dining and living room overlooking the alfresco and swimming pool!  
AT A GLANCE: 620sqm (approx) block - super easy-care & extensively paved  
Brilliant location within moments on foot to Longford, Monaghan Parks & Ashdale Parks  
Oversized double garage with internal storage/work space  
Solar power system with 17 panels and 5.0k/w inverter  
Double-door front entry & wide entry hall  
Ducted & zoned reverse cycle air-conditioning  
Solid polished floorboards  
Four generous bedrooms with ceiling fans - 3 with robes  
Impressive master suite with retreat space, walk-in robe & ensuite with double-sized shower recess, vanity and separate toilet  
Family bathroom with bath, shower & separate toilet  
Large laundry with great storage/bench space & walk-in linen  
Family-sized and quality-appointed kitchen: updated wall oven, 6-burner gas cooktop, 900mm rangehood & Miele dishwasher, corner walk-in pantry, great storage, bench space and breakfast bar  
Large games or theatre room with feature recessed ceiling & double doors  
Formal lounge  
Open-plan living and dining zone  
Decked alfresco under main roof with tropic-inspired ceiling fan  
Extended colorbond patio with outdoor BBQ kitchen with drinks fridge and plumbed sink  
Inground salt water swimming pool  
Glass pool fencing, liquid limestone paving, limestone raised garden beds  
Gated side access  
Garden shed  
Fully reticulated garden beds and lawn  
High Colorbond fencing