

**34 Potter Street, Huntingdale, WA 6110**

**CENTURY 21**

**House For Sale**

Friday, 19 January 2024

34 Potter Street, Huntingdale, WA 6110

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



Josh Brockhurst  
0894932221

## EXPRESS SALE

Calling all families! Are you on the lookout for the perfect home where your crew can kick back, spread out and relax? Nestled in a quiet pocket, this 4-bedroom, 2-bathroom gem is more than just a home—it's a cosy, family retreat opposite lush bushlands. Strolling distance to Sutherlands Park and a hop away from The Vale shopping precinct, this place is all about convenience with a sprinkle of nature. Step inside, and you're greeted by a welcoming vibe with a formal lounge and dining area boasting views of the charming front gardens. The open-concept kitchen, meals, and family room effortlessly merge with a games room, creating a spacious and laid-back living space. The kitchen is a home chef's dream, showcasing stainless-steel appliances, sleek cabinetry, and stone-look counters for that extra touch of sophistication. The sun-soaked master bedroom is a slice of heaven, complete with a parent's retreat, reverse cycle air conditioning, walk-in robe, and a modern ensuite featuring full-height tiles. The secondary bedrooms, each with their own reverse cycle, split system air conditioning, ensure comfort for the entire family. The central bathroom is a haven in itself, boasting a large bathtub, shower over the bath, vanity, and floor-to-ceiling tiles. FEATURES: \* Formal lounge and dining positioned off the entrance hall and enjoying views over the front gardens. \* An open concept kitchen, meals and family room effortlessly blend with the games room to offer a spacious and uncomplicated casual living space. \* The kitchen showcases modern stainless-steel appliances, stylish cabinetry and stone-look counters to finish off the overall setting. \* Sun-soaked master bedroom enjoying a parent's retreat, reverse cycle air conditioning, walk-in robe and modern ensuite with full-height tiles. \* Good-sized secondary bedrooms, each with reverse cycle, split system air conditioning. \* A central bathroom features large bathtub, shower over the bath, vanity, and floor-to-ceiling tiles. \* 5 reverse cycle air conditioning units throughout the home. \* Gas point available in the games room for heating. \* Beautifully landscaped gardens to the front of the home offering plenty of street appeal. \* Easy care gardens in the backyard, mostly paved with a lovely fenced-off lawn area. \* Impressive 6m x 4m workshop complete with power, lights and drive-through access from the garage. \* Double garage offering private parking behind a remote operated door. \* Easy shopper's access from the garage into the kitchen. \* 20 Solar panels connected to a 6.5kw system. Outside, the beautifully landscaped front gardens add a touch of curb appeal, while the low-maintenance backyard features paved areas and a fenced-off lawn—a perfect play zone for the kids or family pet. For the DIY enthusiasts, an impressive 6m x 4m workshop awaits, complete with power, lights, and drive-through access from the garage. Speaking of which, the double garage ensures private parking, all conveniently operated with a remote control. And for those quick grocery hauls, the easy shopper's access from the garage into the kitchen is a game-changer. To top it all off, this home is eco-friendly with 20 solar panels connected to a 6.5kw system, ensuring you not only enjoy your space but also contribute to a greener tomorrow. So, if you're dreaming of a spacious, easy-breezy home where family memories are made and relaxation is the name of the game, this is it. The new chapter in your family's story begins now, so come make memories in a place that truly feels like home! For more information and inspection times contact: Agent: Josh Brockhurst Mobile: 0410 490 198

**PROPERTY INFORMATION**  
Council Rates: \$485.00 per qtr  
Water Rates: \$307.52 per qtr  
Block Size: 607sqm  
Living Area: 175sqm approx.  
Zoning: R17.5  
Build Year: 2001  
Dwelling Type: House  
Floor Plan: Not Available

**INFORMATION DISCLAIMER:** This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgement about the information included in this document. Century 21 Team Brockhurst provides this information without any express or implied warranty as to its accuracy or currency.