

# 35 Rangeview Road, Landsdale, WA 6065

deacon & humble

## House For Sale

Tuesday, 30 January 2024

35 Rangeview Road, Landsdale, WA 6065

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 503 m<sup>2</sup>

Type: House



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**Offers guide: High \$700's to low \$800's**

OPEN SUNDAY 4TH FEBRUARY Presenting a classic Landsdale residence featuring an enclosed front yard, an open-plan layout, refined interiors, and inviting spaces for entertaining. Meticulously presented, the home showcases a beautifully renovated kitchen positioned at the heart of the dwelling, adorned with expansive stone benchtops and an intuitively designed layout. Upon entry, the spacious master room features a walk-in robe and ensuite, while the front lounge provides distinctive separation from the central living area. Orchestrated with entertaining in mind, the open-plan design flows through double sliding doors seamlessly to the alfresco and landscaped gardens, and the enclosed front yard enhances the available space, offering dedicated zones for children to enjoy. Conveniently located with a commanding street presence and easy access to suburban amenities, this move-in-ready home is tailored for those in search of an authentic family residence - The Opportunity

Enclosed front yard with security gate  
Aggregate driveway  
Synthetic lawn to front yard  
Entry with security door  
Lounge with built in joinery  
Downlights  
Ducted reverse AC  
Home water filtration system  
Vinyl plank flooring  
Master bedroom with dual access walk in robe  
Ensuite with double vanity  
Separate WC  
Open plan living and meals with raised ceilings  
Built in joinery  
Renovated kitchen  
Engineered stone benchtop  
Breakfast bar  
Undermount sink  
900mm oven and 5 burner gas cooktop  
Microwave recess  
Ample storage options  
Walk in pantry/appliance nook  
Dual sliding doors to decked alfresco  
Security doors  
Built in planter boxes  
Bedrooms with double built in robe  
Laundry with 4 door sliding storage  
Bathroom with bath  
Separate WC  
Attic storage  
Double garage with rear access  
Shoppers entry  
Built approx 2009  
Land 503m<sup>2</sup>

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