

36 All Saints Way, Churchlands, WA 6018

EDISON McGRATH

House For Sale

Friday, 3 May 2024

36 All Saints Way, Churchlands, WA 6018

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 719 m2

Type: House



Michael Hallam
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OFFERS CLOSING 14 MAY

OFFERS CLOSING 14 MAY AT 5PM (IF NOT SOLD PRIOR) Presenting enviably grand proportions, this expansive residence promises an impressive lifestyle for large-scale entertaining. Located in the highly sought after Floreat Lakes estate this family home offers all the accommodation your growing family needs! Greeted by lovely landscaped gardens, and off street parking for up to 6 cars, this light and bright home encompasses multiple separate living and dining areas. That feeling of space is very evident as soon as you walk through the double doors and into the wide entrance hall. The lower level features a privately tucked away master bedroom which has an attractive vista of the front gardens, split system air conditioning, ensuite and walk-in robe. Nearby is a home office which provides flexibility for a 5th bedroom/nursery. A formal lounge and separate formal dining with decorative ceilings are positioned off the entry hall. French doors lead into the heart of the home, relax in the spacious open plan kitchen, meals and living area which is framed by lots of glass. The large hostess kitchen features granite benchtops and lots of bench space, a walk-in pantry and there's a lovely view of the alfresco and of the outdoors beyond to watch the kids playing outside. A games/theatre room is located off the family room. Step outside to the very large undercover alfresco entertaining area which is suitable for the very largest of gatherings, surrounded by established landscaped gardens and several fruit trees. The backyard is spacious, yet low in maintenance. Back inside, a grand staircase leads to the upper level sitting room with feature ceiling, there are three bedrooms each equipped with built-in robes, a family bathroom with separate WC and a walk-in linen closet completing the upstairs. Additional highlights include Laundry with linen closet Daikin reverse cycle air conditioning Understair storage Auto double garage with separate store room Located in a quiet family neighbourhood with so many lifestyle conveniences close by, the bike and walking tracks of the beautiful Herdsman Lake, being handy to Herdsman Fresh, local shops and cafes, public transport and handy access to the beach and Floreat Forum shopping centre. In the school catchments zone of Churchlands Senior High School and Woodlands Primary and in close proximity to the prestigious Newman Collage and Hale School. For further information, please reach out to Michael Hallam on 0407 470 100