

# 36 Farmer Way, Parmelia, WA 6167



## Sold House

Friday, 25 August 2023

36 Farmer Way, Parmelia, WA 6167

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 726 m2**

**Type: House**

**\$460,000**

Beyond the swaying front palm trees lies this comfortable 4 bedroom 1 bathroom home with a huge backyard that the kids and pets will absolutely love - plus ample driveway and verge parking space, too. An extra-large single-width remote-controlled lock-up carport enjoys drive-through access to a massive outdoor patio-entertaining area at the rear-allowing additional parking for up to 3 vehicles. Complemented by a delightful orange tree on the rear fence, the rather large yard leaves ample room for a future swimming pool - and then some - such is its generous size. Internally, a spacious front lounge room has a gas bayonet for heating and leads through to a renovated open-plan dining and kitchen area, boasting sleek stone bench tops, a breakfast bar for casual meals, a feature skylight, double sinks, a stainless-steel range hood, a Euro ceramic cooktop and a Primera oven for good measure. It all splendidly overlooks a separate sunken games/rumpus room that doubles as the perfect second living zone, with direct access out to the alfresco. The second bedroom is huge and the third and fourth bedrooms enjoy queen-sized proportions, but it's the king-sized master that is the pick of the bunch with its full-height built-in wardrobes. A quiet, yet convenient, location tops it all off, with North Parmelia Primary School, a lush local parklands and bus stops all only walking distance away from your eye-catching feature front door. The likes of the freeway, Kwinana Train Station, Gilmore College, Kwinana Marketplace Shopping Centre, medical facilities, Kwinana Golf Course and the coast are all just a matter of minutes away in their own right. What a lovely place to live! Other features include, but are not limited to: - Portico entrance - Updated laundry with a stone bench top, ample storage and patio access - Linen press - Low-maintenance timber-look flooring - Ducted and zoned reverse-cycle air-conditioning - Feature ceiling cornices - Outdoor power points - Instantaneous gas hot-water system - Easy-care gardens - Built in 1975 (approx.) - Large 727sqm (approx.) block ENQUIRIES: For all enquiry responses relating to the property, please also check your junk mail or email spam folder. All enquiries will be answered within 24 hours. DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.