

36 St Catharines Promenade, Champion Lakes, WA 6111



House For Sale

Friday, 26 January 2024

36 St Catharines Promenade, Champion Lakes, WA 6111

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 519 m2

Type: House



Tim Gladding
0411317210

High \$600,000's

Welcome to modern living in the prestigious Champion Lakes area! Nestled in a community that thrives on family, sports, and exciting events. Immerse yourself in a vibrant community with family-friendly atmospheres and a plethora of sporting and community events. Easy access to major roads and nearby shopping centres for your convenience. This home offers a generous layout with 4 expansive bedrooms and the added versatility of a study that could easily transform into a 5th bedroom. 2 bathrooms, including an ensuite with a double shower. Theatre room providing the perfect setting for cinematic experiences. The kitchen is complete with modern appliances and a convenient walk-in pantry. Summer barbecues on the alfresco under the main roof, seamlessly blending indoor and outdoor living. A double garage designed to accommodate your caravan and 4-wheel drive effortlessly. Currently tenanted until April 22, 2024. Don't miss your chance to make this home yours. FEATURES 4 double bedrooms, 2 bathrooms, study/5th bedroom, theatre room, family area, kitchen/meals, walk in pantry, 900mm oven, dishwasher, stone tops, ducted reverse cycle air con, alfresco under main roof, double garage, solar panels, reticulation, built 2014, block size approx 519sqm. ** Note photos are prior to tenant moving in. Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.