

**36A Simper Street, Wembley, WA 6014**



**House For Sale**

Sunday, 26 May 2024

36A Simper Street, Wembley, WA 6014

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 506 m2**

**Type: House**



Emily Hiskins  
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## ALL OFFERS BY WED 12TH JUNE

ALL OFFERS BY 4PM WEDNESDAY 12TH JUNE 2024SELLER RESERVES THE RIGHT TO ACCEPT AN OFFER PRIOR TO CLOSING DATEDiscover unparalleled elegance in this stunning, double storey home, crafted to perfection by the esteemed COAST HOMES group. Completed in 2020, situated on a manageable 506sqm of premium GREEN TITLED land, this exceptional family home is located within the highly sought after Wembley Primary School and Shenton College catchments. From the moment you step inside, the coastal inspired decor and high quality finishes set the stage for a sophisticated yet relaxed lifestyle. The magnificent open plan kitchen, living, and dining area is the heart of the home, featuring breathtaking cathedral ceilings that allow natural light to flood the space, creating an inviting and spacious environment for the family to congregate.The stylish kitchen is well equipped with quality appliances, ample storage (including butler's pantry), and a sleek yet practical island bench, perfect for casual dining. The living area opens up to a super private and elegant backyard, complete with a covered entertaining area, low maintenance grassed space, and the perfectly proportioned pool, providing the ideal backdrop for family gatherings or leisurely weekends.The intelligently designed floor plan includes a luxurious master bedroom on the ground floor, offering a private sanctuary with a deluxe ensuite. A second living / theatre room / home office off the extra wide hallway provides another space for versatile family living. Upstairs, three generously sized bedrooms all with robes provide comfortable accommodation and separation for family or guests. The kids have their own homework station / TV area upstairs and their spacious bathroom is complete with a full sized bath.This remarkable Wembley residence embodies the essence of high-quality living, combining style, comfort, and functionality. The perfect fit for young families or downsizers with the convenience of ground floor living. Embrace the opportunity to own this exquisite residence and enjoy the best of what Wembley has to offer. See you there!Rates & Local InformationWater Rates: \$2503.24 (2022/23)Town of Cambridge Council Rates: \$3640.11 (2023/24)Zoning: R20Primary School Catchment: Wembley Primary SchoolSecondary School Catchment: Shenton CollegePLEASE NOTE: While every effort has been made to ensure the given information is correct at the time of listing, this information is provided for reference only and is subject to change. It is recommended that you conduct your own due diligence before making any decisions based on this information.