

# 37 Longhurst Way, Queens Park, WA 6107

## Sold House

Sunday, 13 August 2023



37 Longhurst Way, Queens Park, WA 6107

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 501 m2**

**Type: House**



Darren Khose  
0894759622

**\$615,000**

Instructions are very clear from our investor sellers and that is to sell. We are not testing the market and this is here to be sold. A family home in remarkable children and pet friendly location is set on fantastic 501sqm green title block. Highly motivated sellers, do not miss out on this fantastic opportunity. Queens Park Primary School is just around the corner, as are bus stops and other lush local parks, with other excellent schools in St Norbert College and Saint Joseph's School, Westfield Carousel Shopping Centre, places of worship, Perth Airport, the CBD and major arteries (especially easy access to Welshpool Road) all in very close proximity. Coming home just doesn't get any sweeter than this!

- Link to the newly completed The State Football Centre o <https://www.venueswest.wa.gov.au/venues/state-football-centre>

Spacious 4 bedroom 2 bathroom home that neighbours the lovely Lansing Park and boasts a spacious floor plan for everybody to enjoy.

- 501sqm block
- Built in 2000 approximately
- 167.88m<sup>2</sup> House area
- 219.90m<sup>2</sup> Roof area

A carpeted front lounge and dining room is reserved for those formal occasions, with a commodious master-bedroom retreat by the entry also carpeted and playing host to a ceiling fan, a study/sitting area for parents, a walk-in wardrobe and an intimate ensuite bathroom with a vanity, shower and toilet. The tiled open-plan kitchen, meals, family and games area is huge and comprises of split-system air-conditioning, gas-bayonet heating, a gas cooktop, separate oven, a dishwasher recess, double sinks, a corner pantry and more. The three carpeted minor bedrooms all have built-in robes and are serviced by a practical main family bathroom with a separate shower and bathtub, as well as a separate second toilet and linen cupboard off the laundry. There is also external side access for drying, off the laundry. Off the main living space and down the other side lies a fantastic covered entertaining patio, with access to a private backyard and lawn area. The park next door also has a sandpit and playground for the kids to run around in, ensuring everybody's personal needs are all but catered for. Other features include, but are not limited to:

- Solar-power panels
- Ducted-evaporative air-conditioning
- Security window roller shutters
- Tall feature skirting boards
- Security doors
- Remote-controlled double lock-up garage with internal shopper's entry
- Drive-through access under the side patio, for additional secure parking
- Low-maintenance mulched gardens
- Freshly painted

Distances to (approx.):

- Queens Park Primary School - 700m
- St Norbert College - 800m
- Saint Joseph's School - 1.3km
- Welshpool Train Station - 2.2km
- Westfield Carousel Shopping Centre - 2.8km
- Perth Airport (T1 & T2) - 8.7km
- Perth CBD - 10.7km

Water rates: \$1,333.85 p/a (approx.) - For period 01/07/2022 to 30/06/2023 Council rates: \$1973.86 p/a (approx.) Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.