

# 38 Orwell Crescent, Woodvale, WA 6026

julie ormston  
& partners

## House For Sale

Thursday, 11 April 2024

38 Orwell Crescent, Woodvale, WA 6026

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 726 m2

Type: House



Julie Ormston  
0893080700

## Under Offer

Cinderella! Discover this highly deceptive, hidden gem, awaiting your delicate touch, in #WonderfulWoodvale! This well maintained, original 3 bedroom, 1 bathroom home, with pool, is brimming with potential and is ready for your creative vision. Very liveable and move in ready, she is awaiting a fairy Godmother to add a bit of sparkle. 3 Bedrooms | Bathroom | Lounge/Dining | Family | Laundry | Utility | Double Automated Carport with access to rear for extending parking of trailer or van | 726m<sup>2</sup>. Nestled amongst well-kept homes and delightful neighbours, this 1988 built home is spacious and sunlit and within walking distance of the many amenities Woodvale offers. Upon stepping inside, you'll find a vast living and dining area filled with natural light. If you love to entertain, you will love the bar, otherwise this big space affords scope for transformation into two separate rooms – a theatre and study, perhaps? The large central kitchen is truly the hub of the home and captures a full view of the pool and outdoor entertaining. It offers plenty of space to create your dream culinary space. The adjacent bonus utility space could be incorporated as a scullery or fitted out as a mudroom. The family room is a lovely, light room, with split system air-conditioner and gas point. With a gentle makeover, it could become a stylish and functional retreat for you and your family. Casual living flows outside to an extended all-weather patio with a central bar. There is room here for the largest gathering. Party central! The fenced, saltwater pool holds promise for years of summer fun, and an opportunity to transform it into a stunning focal point for outdoor gatherings and relaxation. Picture the potential for a backyard oasis that reflects your unique style and preferences. A King sized primary bedroom has a generous walk in robe and split system air-conditioner, for year round climate control and comfort. The bathroom has a corner bath, shower and vanity. Bedrooms 2 and 3 have built in robes. The enclosed laundry and adjacent space, lends itself to a full second bathroom addition. It is brimming with potential. With a broad 22 metre frontage, 726m<sup>2</sup> block and rear access via the automated double garage, this is perfect for extra off street parking. Solar panels will help reduce household expenses. Located in the desirable Woodvale neighbourhood, this home presents an exciting makeover project in a sought-after area. With wonderful schools, amenities, and parks nearby, the potential to create your dream home is within reach. Don't miss this chance to bring new life to a property with endless possibilities in Woodvale. Embrace the opportunity to make this house your own – schedule a viewing today and start envisioning the possibilities! -Fixtures include Gas storage hot waters; 2 split system air-conditioners; partial reticulation to the front. -What You Will Find Nearby:- Whitfords Train Station- Woodvale Boulevard Shopping Centre- Woodvale Village Shopping Centre- Chichester Park and Disc Golf Course- Woodvale Primary School- Woodvale Secondary College- The Woodvale Tavern- Yellagonga Regional Park Whilst every care has been taken with the preparation of the details 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.