

**38 Walkington Way, Eden Hill, WA, 6054**

**Sold House**

Monday, 15 May 2023



38 Walkington Way, Eden Hill, WA, 6054

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Rasmus Nielsen

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## **Under Contract - Looking to sell your home for more? Get in touch today**

This is not one to be missed. This is a solid brick and tile 3 bedroom family home on a massive 759 sqm Green title block on a super quiet street with so much outdoor space. Ideal for a young family or pets. You will be close to parks, schools as well as public transport.

Make no mistake, this is a reluctant sale but it does need to sell!

Features include:

Formal lounge (currently used as a salon)

Dining area which would also be ideal as a home office with plenty of natural light

Large modern kitchen with loads of storage and bench space overlooking the fantastic garden

Second living area complete with fireplace

Large master bedroom with built in robe and access to the semi ensuite

Spacious bathroom with his and hers sinks

Second bedroom with enough room for a queen size bed

Third bedroom, currently set up as a walk in robe. You are not going to run out of hanging space

Plenty of space for cars with a single carport as well as garage for a small car

Split system Air-conditioning included as well as a working fire place

Solar Hot Water booster

Massive outside under cover entertainment area, including bar, space for pool table and seating arrangements

2 storage sheds, chicken coop as well as a fully powered man cave

Massive lawn and loads of space to create a lush garden or create your own edible garden

Nearby locations

Parks and Sports

Jubilee Reserve - 500m

Bassendean Junior Cricket Club - 550m

May Crescent Reserve - 800m

Schools and Daycare

Sparx Early Learning Centre - 400m

Good Shepherd Catholic School - 800m

Eden Hill Primary School - 1km

Anzac Terrace Primary School - 1.5km

Amare Child Care - 1.8km

Hampton Senior High School - 2.2km

Transport and destinations

Public Transport - 400m

Shops - 1.1km

Morley train station - 3.4km

Noranda train station - 3.7km

Swan Valley - 5.5km

Perth Airport - 11.4km

Perth CBD - 14.6km

Morley Galleria 5.3km

For the investors.

This is a unique opportunity to buy into an up and coming suburb which is receiving a massive boost with the nearby train line currently under construction. To receive a rental estimate do get in touch.

Then there is the location.

You are in walking distance to local green spaces, schools and public transport. Jump in the car and you are spoiled for choice. Morley Galleria which already has major expansion plans on the cards, future train stations and Swan Valley are all only a short drive away.

Everything here is done for you and to top it up, you will be welcomed by fantastically friendly neighbours.

Don't delay...come and see this fantastic home!

There is a record low supply of properties around Eden Hill for sale. Those on the market are selling fast. Don't delay as the vendor has moved on and this property will sell! This property will be sold Tuesday 6th September using Open Offers.

Please enquire to receive a copy of the Comprehensive Information Pack.

Disclaimer:

This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.