

# 38A Irwin Road, Embleton, WA 6062



## House For Sale

Thursday, 18 April 2024

38A Irwin Road, Embleton, WA 6062

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 320 m2**

**Type: House**



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**From \$799,000**

Experience the perfect fusion of comfort and convenience in this enchanting 3-bedroom, 2-bathroom home, complete with a cozy study. This house built in 2012, every detail of this residence reflects the careful curation of its owners. This meticulously crafted home offers the epitome of modern living. This charming residence boasts 3 bedrooms, 2 bathrooms, and an additional inviting study nook, providing ample space for both relaxation and productivity. Nestled in a highly sought-after location, this home showcases modern amenities and a functional layout, catering perfectly to families or professionals seeking a tranquil living environment. Step inside to be greeted by the warmth of bamboo flooring complemented by carefully chosen lighting fixtures. The functional layout seamlessly integrates the living spaces, creating an inviting atmosphere for gatherings or quiet evenings at home. Outside, discover a low-maintenance garden, perfect for leisurely afternoons or even a vegetable patch for those with a small green thumb. This home truly offers a harmonious blend of indoor and outdoor living.

**Key Features:**

- Expansive open-plan living and dining area
- Engineer bamboo flooring throughout
- 3 spacious bedrooms either with WIR or BIR
- Well-appointed kitchen equipped with blanco appliances
- Feature light throughout
- Luxurious master bedroom fit with king size bed
- Full height tiling in master ensuite
- Duel shower head in master ensuite
- Two additional bedrooms all fit with queen size bed
- Cozy study room, ideal for a home office or peaceful retreat
- Solar sensor light on driveway
- Security screens for living and laundry door and study nook
- Security camera
- Low-maintenance backyard, offering space for outdoor entertaining
- Extra width double garage with additional drive way parking
- Split Aircon for living area and all bedrooms

With its prime location and comfortable design, this home is a haven for families or individuals yearning for a laid-back lifestyle. Don't let this incredible opportunity pass you by. Contact Richard Yu on 0424 258 889 today to arrange a viewing and experience the charm of this exquisite property firsthand.

Building size: 192.24sqm  
Council rates: approx. \$2120p.a  
Water rates: \$1305.54p.a