

# 39 Lexington Promenade, Caversham, WA 6055

## Sold House

Thursday, 15 February 2024

39 Lexington Promenade, Caversham, WA 6055

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 524 m2

Type: House



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## Contact agent

Introducing 39 Lexington Promenade in Caversham, a stunning modern parkside retreat perfect for growing families, first home buyers, or astute investors. This spacious 4-bedroom, 2-bathroom home boasts contemporary living at its finest. Step inside to discover a separate theatre for entertainment, complemented by a large open-plan family living area with soaring ceilings, offering panoramic views of the manicured backyard. The expansive kitchen features a scullery and convenient breakfast bar, ideal for casual dining. With a large 2-car garage and laundry room, convenience is paramount. Enjoy outdoor gatherings in the covered entertainment area, perfect for hosting friends and family year-round. Situated within close proximity to local schools such as Caversham Valley Primary School and Greenfield Park, residents also benefit from easy access to nearby shopping centers. Commuting to Perth city and the airport is a breeze, making this residence the epitome of modern suburban living with urban convenience. Some of the incredible features include;

- Four Large Bedrooms: Ample sleeping space for the whole family or guests.
- Two Modern Bathrooms: Contemporary design and fixtures for comfort and style.
- Large Master Bedroom Suite: Retreat-like accommodation featuring custom walk-in robes and a luxurious modern ensuite, providing a private sanctuary.
- Three Queen-Sized Bedrooms: Generously proportioned rooms with convenient built-in robes, offering plenty of storage.
- Activity Room: Generous space that is versatile for family's needs.
- Separate Theatre Room: Dedicated space with built-in ceiling speakers for entertainment, movie nights, or relaxation away from the main living areas.
- Bright and Airy Open Plan Family and Dining Area: Spacious living space designed for comfort and togetherness, illuminated by natural light.
- Modern Kitchen: Well-appointed with state-of-the-art appliances, making meal preparation a breeze.
- Laundry with Lots of Storage Space: Functional and organized utility area to keep laundry tasks efficient.
- Covered Alfresco Area with Outdoor Kitchen: Perfect for outdoor dining and entertaining, rain or shine.
- Easy-Care Backyard: Low-maintenance landscaping for hassle-free outdoor enjoyment.
- Ability to add a pool: The backyard space is sufficient to add a pool to the property.
- Large full sized double garage to fit 2 modern SUV's with extra storage / workshop area.
- Ducted Reverse Cycle Air Conditioning: Climate control throughout the home for year-round comfort.
- 26L Instantaneous Gas Water Heater: Efficient and reliable hot water supply for daily needs.
- 6.6Kw Inverter Solar PV system with real time monitoring to maximise your energy savings.

Location Highlights:

- Greenfield Park: Convenient outdoor recreational space just a stone's throw away.
- Caversham Village Shopping Centre: A short walk away, featuring a Coles supermarket for everyday shopping convenience.
- Walking Distance to Caversham Valley Primary School and Nido Early Centre: Ideal for families with young children, offering proximity to quality education and childcare facilities.
- Short Distance to the New Upcoming Noranda, Brabham and Bennett Springs Metronet Stations: Convenient access to public transportation for easy commuting to various parts of the city and beyond.
- Short Drive to Swan Valley Vineyards, Cafes, and Restaurants: Explore the renowned wine region and indulge in culinary delights at charming cafes and restaurants, all just a quick drive away.
- Good Access to Tonkin and Reid Highway: Seamless connections to major roadways for convenient travel to the city, airport, and other destinations.

Fixed Date Sale – All offers presented by Wednesday 28th Feb 2024 by 5pm (Seller reserves the right to accept an offer prior to the end date) Contact us at TEAM RASH now for more information & to secure this fantastic piece of real estate!! Rash Dhanjal Mbl – 0410 564 761 | email rashd@theagency.com.au Neel Nanwani Mbl – 0452 334 367 | email – neeln@theagency.com.

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.