

# 39A Pioneer Drive, Edgewater, WA 6027

julie ormston  
& partners

## House For Sale

Wednesday, 29 May 2024

39A Pioneer Drive, Edgewater, WA 6027

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 254 m2

Type: House



Luke Martin  
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## Be The First To View!

Privately positioned and set well back from the street, this stunning, 2020 built home exudes quality, comfort, and offers the ultimate low maintenance lifestyle. Featuring an open plan design that's filled with natural light, and an impressive kitchen with quality appliances, this home is perfect for first home buyers, downsizers, and those looking for something completely lock and leave ready. Conveniently positioned within walking distance to the local parks and schools, and just a short drive to the local shopping centre, the Joondalup shopping precinct, and Mullaloo Beach, living here will always feel easy. Modern homes rarely become available in this highly sought-after suburb, so make sure you register your interest today to be the first to view! 3 Bedrooms | 2 Bathrooms | Kitchen | Family | Meals | Laundry | Courtyard | Storeroom | Double Garage

Features You'll Love:

- Opening the front door reveals the tiled entrance hall, leading you right into the heart of this lovely home.
- Connecting effortlessly, you'll enjoy spending time relaxing in the open plan living areas. Boasting abundant natural light, both the living room and meals areas feature LED downlights, neutral tiled flooring, and beautiful sheer curtains and block out blinds to the windows.
- Overlooking the core living areas, this stunning kitchen is sure to impress! Offering a suite of quality appliances, including an Artusi 4 burner gas stove, electric oven, and Bosch dishwasher, luxurious stone benchtops, a feature glass splashback that overlooks the courtyard, and contrasting timber cabinetry, this kitchen has serious wow factor! Finished with a double sink, built-in pantry, plumbed fridge recess, handy breakfast bar, and a feature pendant light, you will love spending time cooking up a storm here!
- Positioned off of the main living area, the European style laundry cleverly disguises itself as a double linen press when closed, but when open has easy access to the washing machine and laundry sink.
- Sitting to the front of the home, the main bedroom feels calm and inviting. The dual aspect window allows plenty of light to fill this room, which offers soft carpeted flooring, a combination of Roman, sheer, and block out curtains, and a generous walk-in wardrobe. The luxurious ensuite, separated by the sliding barn door, finishes this bedroom perfectly, with a shower with glass shower screen, modern vanity and toilet all on offer.
- Bedrooms 2 and 3, which can both accommodate queen sized beds, are finished with soft carpeted flooring, double built in robes, and sheer curtains and block out blinds.
- The family bathroom boasts a contemporary colour palette, and includes a hobless shower with glass shower screen, timber look vanity and toilet.
- Stepping outside, the easy to maintain courtyard offers a tranquil space to sit and relax in, with bottlebrushes lining the fence line. For those who would like to add more shade, the pergola frame is still available for you to use, and there is a side run that leads to the washing line and storeroom.
- Secure parking for two vehicles is possible in the double garage, and there is plenty of space for visitors to park out the front of the property when they visit.

Extras Include: High Ceilings | Actron Air Reverse Cycle Air Conditioning | Instantaneous Gas Hot Water System | NBN Internet | Linen Cupboard | Skylight | Block Out Blinds | Sheer Curtains | Block Out Curtains | LED Downlights | Colorbond Fencing

Built in 2020 by Residential Building WA on a 254sqm block

Great Places Nearby:

- Emerald Park
- Hilltop Park
- Yellagonga Regional Park
- Edgewater Primary School
- Mater Dei College
- Edgewater Shopping Centre
- Edgewater Train Station
- Lakeside Joondalup
- Mullaloo Beach

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