

4/10 Champlin Way, Ferndale, WA 6148



Sold Unit

Sunday, 13 August 2023

4/10 Champlin Way, Ferndale, WA 6148

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Unit

\$465,000

Judy Duggan and The Agency are proud to welcome you to 4/10 Champlin Way, Ferndale. A beautifully presented, fully renovated home that combines modern comfort with classic charm, making it an ideal choice for those seeking a stylish and low-maintenance lifestyle. Featuring three generously sized bedrooms, each offering a tranquil space for rest and relaxation. The modern bathroom is well-appointed, ensuring a comfortable and convenient living experience. At the heart of the home, you'll find the stunning Chef's kitchen and dining area plus a spacious living room enhanced by the warmth and timeless appeal of hardwood flooring. This space is perfect for both entertaining and quiet nights in, providing a welcoming haven for all occasions. Another of the standout features of this unit is the reverse cycle ducted air conditioning. This system ensures year-round comfort, allowing you to easily adjust the temperature to suit your preferences, no matter the season. Step outside to discover a private courtyard, complimented by a paved undercover patio area perfect for alfresco dining or simply enjoying a quiet moment in the fresh air. This outdoor space adds a wonderful extension to the living areas, offering a peaceful retreat within your own home. The property's location in Ferndale provides a family friendly suburban atmosphere offering easy access to local amenities. Whether you're a first home buyer, a downsizer, or an investor, this unit presents a fantastic opportunity. 4/10 Champlin Way is a home that offers a blend of style, comfort and convenience. Don't miss out on the chance to make it yours! What's to love: Spacious Queen-sized master with 2 door sliding built in robe 2 Good size minor bedrooms, bedroom 2 with 2 door sliding built in robe Spacious open plan living, dining and Kitchen flooded with natural light Stunning hard wood parquet flooring through the living area and hallway Modern renovated bathroom with rain shower head & shower rose Stunning chef's kitchen with granite benchtops, breakfast bar, double sink, Bosch stainless steel dishwasher, electric cooktop & oven, double door pantry plus ample storage space, overhead cabinetry, slide out rangehood, several power points and a clever semi-concealed European style laundry Fully ducted RC refrigerated zoned air conditioning and heating Neutral colour palette throughout Easy care private rear yard with grassed area, undercover patio area and garden shed New Electric storage hot water system Single undercover carport Automatic reticulation to the rear yard and front garden beds Solid 1980 brick & tile unit in a Quadruplex complex with NO strata management as self-managed by the owners City of Canning rates approx. \$1682 p.a / Water Corp rates approx. \$980 p.a / Strata fees \$200 per quarter : covers building insurance and front garden lawn mowing Located in the award-winning Lynwood Senior High School zone Ideally situated, close to the Canning River Reserve walking trails & cycleway, Ferndale Oval, Lynwood Senior High School, Carousel shopping & entertainment precinct, Riverton Leisureplex and Library as well as Riverton Stockland's and close to public transport, this incredible home is a MUST SEE! Call Judy, your fully licensed local agent, on 0413 096 795 to arrange a viewing now. 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.