

4/27 Noalimba Crescent, Bateman, WA 6150



House For Sale

Thursday, 14 March 2024

4/27 Noalimba Crescent, Bateman, WA 6150

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 449 m2

Type: House



Simon Oeij

0402901367

CONTACT AGENT

An immaculately presented home in a most sought after area providing acceptance into one of Perth's premiere high schools at Rossmoyne Senior High School, this well equipped, light and bright, easy care and strategically positioned home will suit families and investors looking to secure a home in the well favoured and desired suburb of Bateman. With two living areas, large bedrooms and landscaped gardens with great outdoor entertaining spaces, just move in with nothing further to do. **DINING AND LIVING** With two separate living areas a front lounge room offers a vantage point to look into the garden with access to an external retreat as well as space to entertain and seat a large gathering of friends and family. With carpeted floors the front lounge could easily be used as a TV room, children's play area or formal area to enjoy. The open plan living includes a family, meals and kitchen with floor boards and further views to the rear yard and outdoor entertaining space. Externally the well manicured gardens serve as an outdoor area to dine and celebrate with aggregate concrete paving, feature stone pebbles and well established plant life. Back inside the soul of the home is a kitchen boasting plenty of cupboard space, gas cooking, dishwasher, stainless steel oven and rangehood with a breakfast bar for meals on the run. With a ducted air-conditioning system and well looked after floor coverings the dining and living spaces tick all the boxes for the most enjoyed areas of any home. **BEDROOMS AND BATHROOMS** All upstairs the 4 bedrooms assist all allergy sufferers with hardwood flooring and are more than generous in size with each room comfortably fitting a queen sized bed or larger in the master suite. The minor rooms feature built in robes and continue to keep all year around comfort with the ducted air-conditioning. The master suite will please the fashion conscious with a large walk in robe and space to place a dresser and other furniture in the room. Featuring an ensuite and a balcony to relax and unwind while enjoying the afternoon breeze, sleep well at night in rooms of comfort. The main bathroom featuring a full sized separate bath and shower with semi-frameless shower screens with vanity basin and cupboards. Feel refreshed, relaxed and rejuvenated each day. **LOCATION** Look no further then this convenient suburban lifestyle with walking distance access to Perth's major transport network via bus or train. This solid double brick home with concrete first floor suspended slab is only 1km away from the swan river foreshore and also nearby to the bike and footpath network along the river and freeway. Situated only 3kms from Westfield Booragoon and 3.5kms from the Murdoch Health Precinct including Fiona Stanley Hospital and St John of God private Hospital. Education on offer includes All Saints College (2kms), Rossmoyne Senior High School (2kms), Corpus Christi College (2kms), Murdoch University (3kms) and Bateman Primary School (1km). With so much more on offer, a quick google maps search will find that everything is nearby including hospitals, restaurants, retail, parks, schools and university. Well maintained, well looked after and a home for a new family to make memories and enjoy 4/27 Noalimba Crescent, Bateman ticks a lot of needs and wants for the astute buyer today. - 449sqm- Ducted Air-Conditioning- Gas Cooking- Dishwasher- Automatic Double Garage- Landscaped Gardens- Large Bedrooms- Public Transport Nearby (Train and Bus)- Murdoch Hospital Precinct (3.5km)- Westfield Booragoon (3km)- Rossmoyne High School Zone (2km)- Murdoch University (3km) For all enquiries, offers and viewings please contact exclusive agent Simon Oeij on 0402 901 367.