

4 Angelica Way, Atwell, WA 6164

House For Sale

Tuesday, 2 April 2024



4 Angelica Way, Atwell, WA 6164

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 288 m2

Type: House



Jason Hodgson
0400963740

UNDER OFFER!

Jason Hodgson is delighted to present to the market this jaw droppingly beautiful home which is located in the heart of Harvest Lakes Village. You can easily leave the car at home as Aubin Grove train station is a 2-minute walk from the front doorstep, as are cafes, restaurants, grocery shopping as well as hectares of stunning landscaped parklands. Perched on an easy-care 288sqm block and built in 2008, this is the ideal lock and leave abode. Lovingly and painstakingly renovated and updated, there is nothing more to do except pack the boxes and move in. Walking in through the front gate you'll immediately be impressed by the stunning front elevation of the home, and the gorgeous cottage garden with poured limestone paving and under cover front alfresco. What a perfect spot to wind down in the afternoon with a glass of wine. Stepping inside into the foyer entry, you'll immediately be blown away by the neutral tones, clean lines, soaring ceilings and the immaculate presentation. The master suite to the left is one of the best you will find. King in size, it is complete with deluxe ensuite, walk in robe and stunning French doors onto the front courtyard this is the ideal parents retreat. Opposite is bedroom two which is queen in size and has a built-in robe and semi ensuite to the main bathroom. Bedroom 3 is further down the entry corridor and again is queen in size and has a built-in robe. All bedrooms have feature dado rail with two tone paintwork, quality floor coverings, window treatments and light fittings. The main open plan living area forms the heart and soul of this home and is drenched in natural light. Incorporating a large living room, dining zone and large chefs kitchen, there are beautiful vistas into the private and secure courtyard. The clever kitchen design encompasses ample storage options, large food preparation area, large double fridge recess and brand new cooking appliances including free standing 900mm oven/cooktop combination. The beautiful backyard is the ideal entertaining space. With a large under cover alfresco under the main roof, it is protected from the hot summer sun, winter rains and is north facing capturing that natural light all year round. Completely private and secure, the kids and pets can play in comfort and security giving peace of mind. Other property features include: • Ducted reverse cycle air conditioning • Renovated kitchen with adjoining laundry/scullery • Alarm system and security doors front and back. • White gloss skirting boards throughout • Feature dado rail to bedrooms and freshly painted throughout • Poured limestone paving from front to back • Gorgeous low maintenance cottage gardens with automatic reticulation • White picket fence with gated entry to the front • Double lock up garage with rear lane entry and shoppers entry • Plus heaps of other features, viewing is essential! Arguably the most picturesque streets in Harvest Lakes, Angelica Way is tree lined and family friendly and is walking distance to all the conveniences the Village Centre has to offer. Also close by is Harmony Primary School and Atwell college. For more information please contact Jason Hodgson on 0400963740. Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.