

**4 Woodlands Way, Jandakot, WA 6164**

**House For Sale**

Sunday, 31 March 2024



4 Woodlands Way, Jandakot, WA 6164

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 352 m2**

**Type: House**



Gavin Pereira  
0423092441

## UNDER OFFER!

GAVIN PEREIRA of Semple Property Group is delighted to present to market 4 Woodlands Way, Jandakot. A private, secure and beautifully presented two storey home in an exclusive gated terrace location, perfect for families, investors, and downsizers. With today's busy lifestyle you need a home that is functional, well positioned, and low maintenance and this stunning home is all of that and MORE. It's on an easy care 352sqm block in a perfect location close to desirable amenities, parks, and transport routes that'll take you straight to Fremantle, Perth CBD or even Perth Airport. The kitchen is well appointed, spacious and includes a large island with breakfast bar. It comes equipped with a gas cooktop and electric oven, built-in pantry, double fridge recess, microwave recess and ample benchtop and storage space. The upstairs incorporates all the bedrooms, including the huge master bedroom with triple mirrored built in wardrobes, ensuite and balcony. There are also two great sized minor bedrooms and the central main bathroom with shower, vanity and toilet. If that's not enough, there's also a parents retreat with access to the balcony and an extra powder room downstairs that's been beautifully renovated.

**DOWNSTAIRS-** Double door entry into foyer including a coat room - Gorgeous, tiled flooring to main living areas - Renovated powder room - Well-equipped kitchen with island bench and pendant lighting, breakfast bar, double fridge recess and microwave recess - Large open plan Family room and Dining room with tv points and gas point - Reverse cycle split air conditioner - Extra storage room underneath staircase - Great size Laundry with linen press - Double garage including Shoppers entry - Low maintenance gardens and fire pit area

**UPSTAIRS-** Stunning Jarrah flooring - LED downlights - Ducted evaporative air conditioning - Second living space or parents retreat with balcony access - Master bedroom with triple mirrored built-in robe, reverse cycle split air conditioning and balcony access - Ensuite with shower, vanity, and toilet - Two other large bedrooms with built-in robes - Main bathroom including shower, vanity and third toilet.

**YOU'LL LOVE THE LOCATION-** 550m to Yarra Vista Dog Park - 3km to Freeway Entrances - 3.2km to upcoming Jandakot Surf/Wave Park - 3.8km to Lakes Medical Centre - 4.2km to SpudShed - 4.5km to Roe Highway Entrance - 5km to Cockburn ARC - 5.5km to Cockburn Gateway Shopping City - 7.7km to Murdoch University - 7.9km to Fiona Stanley Hospital

**EXTRA INFORMATION-** Built in 2001 - Council Rates: Approx. \$1958pa - Water Rates: Approx. \$1275pa - Strata Fees: Approx. \$388/Quarter

Don't delay! Call Gav on 0423 092 441 to seize your opportunity to secure this stunning home in the gated community within the desirable Glen Iris Estate.

**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.