

# 40A Lamond Street, Melville, WA 6156

## House For Sale

Tuesday, 28 May 2024

40A Lamond Street, Melville, WA 6156

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Ashby Farrell

**\$975,000**

DISCLAIMER: This property is offered for sale, and all offers are made through the RESO Online System. The Vendor reserves the right to accept an offer at any time. To register, access relevant documents, or submit your offer, kindly copy the provided link into your browser or scan the QR code in the photos section: <https://app.reso.com.au/i/XMTNERcl6> Be the first to explore this timeless residence nestled on a serene, tree-lined street in one of Melville's most coveted locales. Moments from the acclaimed Kadidjiny Park and Melville Primary School, this abode is a genuine treasure. Boasting all the amenities essential for a growing family, including a spectacular indoor-outdoor area seamlessly connected to a pool encased by lush gardens, this property is a dream come true. Notable Attributes: Versatile Sleeping Quarters: Master suite featuring built-in robes and lofty ceilings, another spacious bedroom off the main walk way, and a secluded second master suite with its own private entrance and ensuite. Impressive Curb Appeal: Impeccably groomed gardens and an elegant facade. Modern Interior blended with classic touches: Neutral decor, sparkling downlights, jarrah floorboards, and high-quality finishes. Generous Living Spaces: Bright family and dining areas with a gas fireplace, adorned with French doors opening to an expansive rear entertaining zone. Outdoor Oasis: Timber decking, huge alfresco, and a stunning pool surrounded by lush greenery. Additional Amenities: 480sqm front lot Reverse-cycle air-conditioning (Living, Master Bed, Bed 2 and Playroom) Carport and 2 extra open bays Spacious laundry Security screens throughout Council Rates: TBC Water Rates: \$1,306/a

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