

**41 Jade Street, Mount Richon, WA 6112**

**House For Sale**

Thursday, 4 April 2024



41 Jade Street, Mount Richon, WA 6112

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1602 m2**

**Type: House**



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## Buyers Over \$775,000

Positioned on an elevated 1,602m<sup>2</sup> block we have a home perfect for the growing family offering 4 bedrooms, 2 bathrooms, dual tandem carport, entertainers patio, sparkling pool and a workshop offering direct car access from the rear laneway. As soon as you walk through the front door there is a warm and welcoming feeling that carries through the entire home. The layout has been designed to capture the views and the surrounding nature that makes living in the hills so special. Entry into Settlers' Common is less than 3km away offering plenty of walking trails for adventuring as well as being minutes away from schools, parks and playgrounds. Armadale Town Centre is just 2.7km away offering major supermarkets, gym, café, dining and medical facilities.

**INSIDE**

- Entering through the front door, you will find the sunken lounge, a perfect spot to enjoy the views and relax.
- For the chef of the home, the kitchen is stunning! A highly functional design blended with quality finishes including stainless steel appliances, loads of overhead cabinetry and a built-in pantry.
- The master suite is positioned at the front of the home with extended bay window with outlooks over the hills.
- The ensuite is stunning! Fully renovated, finished with floor to ceiling tiles, above counter basin gives the space a modern and elegant design that would be mistaken for something that would be seen in a display home.
- The secondary bedrooms are spacious, all offering built in robes. Bed 2 & 3 positioned down a separate wing of the home. Bed 4 is currently used as a study/home office has the entry through the games room.
- Spacious games room leading off the main living area, with direct access to the patio offering versatility for a range of activities.
- Gas fireplace for keeping warm on those cosy winter nights.
- Ducted evaporative air conditioning as well as ceiling fans in the living, games and main bedroom makes for comfortable living all year round.
- For those who love storage, there is an attic equipped with a ladder to help keep the home organised.

**OUTSIDE**

- If you love to entertain you will love the patio area allowing you to sit back and relax whilst the kids splash around in the pool on the hot summer days. Fire up the BBQ and enjoy celebrating those special occasions with family and friends.
- For those looking for a workshop, why settle for one when you can have two! The larger shed offers direct car access from the rear laneway through a secure electric gate. The second shed could be used for hobbies or additional storage.

**SO MUCH, SO CLOSE**

- 1.2km - Nearest Bus Stop
- 650m - Tredale Field
- km - Armadale Primary School
- km - Armadale Senior High School
- 2.7km - Armadale Town Centre

\*Distances are approximate, sourced from google maps.

**PROPERTY DETAILS**

Land Size: 1,602m<sup>2</sup> Build Year: 1988 Built Area (Living): 196m<sup>2</sup> Floor Plan: Available

Council Rates: \$2968 Annually (Approx) Water Rates: \$1279 Annually (Approx) NBN: Available

**BOOK AN INSPECTION** Contact Gareth May on 0430 400 664 or [gmay@attreerealestate.com](mailto:gmay@attreerealestate.com). auto arrange a private inspection.

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