

**43 Pensacola Avenue, Caversham, WA 6055**

**House For Sale**

Wednesday, 17 January 2024

43 Pensacola Avenue, Caversham, WA 6055

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 540 m2**

**Type: House**



Russell Rath  
0861122619



George Curatolo  
0892496888

## High \$700's

What makes the perfect family home? Plenty of space, ideal location, room for the family to grow, street appeal. This is one of those unique opportunities where you can say this truly is the PERFECT family home & lifestyle. This spectacular 4-bedroom, 2- bathroom family home is on a 540 sqm block and is ideally situated providing the ultimate lifestyle that so many would envy. Located in the private Grenache Estate and so close to all amenities: Grenache Park, Caversham Valley Primary School, Pinelli Estate Winery/Restaurant. Coffee, cake & croissants at Maison Saint-Honore, shopping at Caversham Shopping Centre. Close to the Swan Valley wineries and restaurants, Whiteman Park and easy access to major highways, freeways, public transport and the new Metronet Train line. Welcome to your new home with the following amazing features - - Grand entrance- Lounge/media room with plantation shutters and ceiling fan- Large Main Bedroom with plantation shutters, WIR, ceiling fan and split air-conditioning.- Ensuite with separate WC.- Huge open plan family room with split air-conditioning and a ceiling fan.- Kitchen includes plenty of bench & cupboard space, stainless appliances, double fridge recess, walk in pantry and shoppers' entrance from the double garage.- Meals/Dining area with a ceiling fan that overlooks the pool and alfresco area- 3 Kids bedrooms all oversized, with ceiling fans- Split air-conditioning in kids' bedroom 2 and 3- BIR's in bedrooms 2 and 4 and a WIR in bedroom 3- Laundry with walk in linen and sliding door side access to clothes drying area- Extra storage in the purpose-built attic - Beautiful hard wood timber floors, LED lighting and neutral interior paint.- Under main roof alfresco area overlooking pool.- Pitched patio for extra entertaining area.- Sparkling below ground saltwater pool, perfect for our beautiful summer days and nights and includes piping connections for future pool heating.- Powered rear garden shed- Double garage with remote tilt a door- Alarm and CCTV- Manicured lawns and gardens with auto reticulation system- Close to parks, shops, schools, Swan Valley, public transport with easy access to airport- Land approx.: 540 sqm- Building area: 211 sqm- Built: 2004 Ring Russell now to view 0429 927 720 Or George on 0405 854 654