

45 Ipswich Crescent, Girrawheen, WA 6064



House For Sale

Tuesday, 23 January 2024

45 Ipswich Crescent, Girrawheen, WA 6064

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 692 m2

Type: House



Jonathan Durrant
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From \$479,000

Discover the perfect, well-maintained family home for a comfortable living experience in this three-bedroom, one-bathroom home, which provides ample room to move and an abundance of parks, schools and shopping within easy reach. Fully fenced at the front, with mature trees providing plenty of greenery and shade, your driveway brings you to the entrance of the home. Clean, light and bright, the entrance opens to the living room, a good-sized area with timber-style flooring, while, further along, the kitchen overlooks the dining area and has all the space, cupboards, pantry and benchtop space you could ever need. This is a great, central space for the family to come together. Open the sliding doors, and you have easy access to the huge outdoor undercover patio, a brilliant zone to enjoy summertime alfresco living, BBQs, and relaxing or entertaining friends. All three bedrooms feature timber-style flooring, built-in robes, security screens and drapes, with the main bedroom boasting its own mirrored robes and split system air-conditioning with a central bathroom also featuring a bath. Perhaps what is most impressive about this home is its exterior spaces and the opportunities this brings. There is just so much room for the kids and/or pets to enjoy here. With easily enough space for a trampoline, swing-set or even a swimming pool, any green thumb will be in their element. This is a terrific home for hosting outdoor parties under the undercover patio, and with fencing all around the property, your home is secure and private. With so many amenities on your doorstep, this is an excellent home for a young family or investor seeking an opportunity in a well-connected suburb. For expressions of interest, please get in touch with Jonathan Durrant at Jonathan.d@xceedre.com.au or on 0438 909 480. Features include: Three bedrooms, one bathroom Built-in mirrored robes in the main bedroom Built-in robes in the second and third bedroom Air conditioning in the living area and main bedroom Spacious kitchen with ample cupboards and benchtop space Bathroom featuring glass shower screen and bath Separate laundry with overhead cupboards and exterior access Timber style flooring Security screens Large paved patio with fan Large backyard with two sheds Double garage with electric garage door Fenced front yard with mature trees Fully fenced throughout all property Ample parking on the driveway Block size 692sqm Home 100sqm Location (approx. distances): Roseworth Child and Parent Centre 270m Roseworth Primary School 950m Emmanuel Christian School 1.6km Montrose Park Tennis Courts 1.9km Mercy College 2.7km Stirling Leisure Centre (Balga) 3.6km Balga Plaza 4.1km Dianella Secondary College 5.4km The Square, Mirrabooka 5.5km Kingsway Shopping Centre 5.5km