

45 Vancouver Parade, Wanneroo, WA 6065



House For Sale

Thursday, 9 November 2023

45 Vancouver Parade, Wanneroo, WA 6065

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 505 m2

Type: House



Nick Nesbitt
0425851071

Offers Above \$699,000

Perfectly nestled in Belvedere Estate, this stunning 4-bedroom, 2-bathroom home offers a fantastic opportunity for families seeking space, style, and comfort. Upon arrival, be greeted by the beautiful double door entry, inviting you into a haven of open plan living and entertaining. The separate theatre room, activity room, and study/games room provide an abundance of space for the whole family to relax, work, and play. This remarkable home boasts a reverse cycle split system air conditioning in the main living area, ensuring year-round comfort for you and your loved ones. The open plan living seamlessly integrates the indoors with the outdoors, with the meticulously maintained low maintenance gardens serving as a serene backdrop and offering plenty of room for outdoor activities and entertaining. Each of the four bedrooms are generously sized with built in wardrobes, providing ample space for a growing family. The master bedroom is a true retreat, featuring a private ensuite and separate bath. The modern kitchen is a chef's delight, with quality appliances including a dishwasher and step in pantry, ensuring the perfect setting for cooking up delicious meals. Located in a highly sought-after neighbourhood, this family home is in close proximity to schools, shops, and parks, making it the ideal location for your family to grow and thrive. This property includes, however is not limited to the following features:

- Built in 2010
- 505sqm block with 198sqm internal living space
- 4 Bedrooms, 2 Bathrooms
- Double garage
- Open plan living
- Separate theatre
- Activity room with built in storage.
- Study/games room
- Gas bayonet for gas heating options.
- Reverse-cycle split-system A/C
- Solar panels
- Manicured, low maintenance gardens.
- Water Rates approx. \$1,265 PA
- Council Rates approx. \$2,600 PA

For more information, or to arrange your own private viewing, please contact Nick Nesbitt anytime on 0425 851 071.