

**46 Nicol Road, Parkwood, WA 6147**

**Professionals**

**House For Sale**

Thursday, 8 February 2024

46 Nicol Road, Parkwood, WA 6147

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 705 m2**

**Type: House**



Pratik Kaku

0431417008

## Expression of Interest

Step into your spacious new home, where comfort meets functionality. Boasting 5 large bedrooms, 2 bathrooms, and multiple living areas on a generous 705sqm Green Title block, this residence caters to all your family's needs! The thoughtfully designed floorplan begins with a convenient shoppers entrance that seamlessly flows into the open-plan kitchen overlooking the family and games areas. The well-balanced layout divides the home, allowing for entertaining guests while maintaining the privacy of the sleeping quarters during school nights. Let's talk about the sleeping quarters - the master bedroom boasts its own walk-in robe, perfectly tailored to your fashion needs, while the kids are treated to ample space where double beds effortlessly fit. With the dedicated laundry located adjacent to the kids' bedrooms and bathroom, they can easily toss in their dirty clothes without any fuss! Although the back garden may appear a bit scruffy, it holds the promise of transforming into your own personal garden of Eden. Picture vines flourishing on the pergola, charming side gardens, and inviting planting beds - your gardening paradise awaits your tender touch! Don't miss out on the opportunity to make this brilliant floorplan your own. Call Pratik and schedule a viewing today and unlock the potential of your new home!

**At a Glance:**

- Master bedroom with ensuite and Walk-in-Robe
- Additional 3 bedrooms with built in robes
- 4th bedroom can be used as a study or office space
- Open plan kitchen family and games room
- Multiple living areas
- Gas heating and Ducted Cooling
- Solar panels

**The Location:**

- 1.4 Km to Parkwood Primary School
- 1.4 Km to Lynwood Senior High School
- 400 m to Hossack park
- 1.5 Km to Whaleback golf course
- 1.8 Km to Riverton shopping centre

\*Distances are measured as per google maps\*Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters, particularly for any plans for future development or division. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.