

**5 Troytown Way, Melville, WA 6156**

**One.**

**House For Sale**

Friday, 3 November 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 442 m2**

**Type: House**



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## Expressions of Interest

This private and secure STREET FRONT property located in a highly desirable pocket of Melville, is ideally suited to a family looking for a spacious floor plan but with minimal upkeep. Sitting on a 442sqm block, the home is positioned in a quiet cul-de-sac with direct pathway access to the beautiful Kadidjiny Park and just a short stroll to Melville Primary School, public transport local schools & shops. The quality of the home is excellent, and comes with a very functional and well balanced layout. With literally NOTHING left to do, this home is READY and waiting! Two of the many highlights of the excellent floor plan is the open-plan kitchen dining area and the generous size of all secondary bedrooms. There is also a spacious separate formal lounge room at the front of the home offering two very separate living zones. The kitchen itself features a sweeping centrally located breakfast bar ensuring there is lots of room for the budding master chef to prepare the dinner! There are two excellent outdoor entertaining options, with a stunning below ground swimming pool at the front and an all weather alfresco entertaining space at the rear. FEATURES INCLUDE: - Large master bedroom with ensuite- WIR in master & BIR to bed 2 & 3- Quality stone waterfall kitchen bench tops- Remote controlled blinds to family area - Plumbed fridge recess- Ducted evaporative air conditioning- Rinnai continuous hot water system- Fibreglass pool with quality glass fencing & paved surrounds- Underground pool cover- Double lock up garage with shoppers entrance- Generous attic storage with drop down ladder With attractive features throughout, this spacious family home is ideally located just meters to the beautiful Kadidjini Park and a short stroll to Melville Primary School. Growing families, professional couples & active downsizers will be attracted to this ONE! Price Guide Available: Contact Exclusive Listing Agents, MICHAEL JENNINGS & ANNA KENNELLY! Disclaimer:\* The above information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to the accuracy of the information and all interested parties should make their own independent enquiries relating to the information provided and place no reliance on it. Any chattels depicted or described in the information are not included in the sale unless specified in the Offer and Acceptance.