

# 5 Wordsworth Drive, Darch, WA 6065

**Realmark**

## House For Sale

Tuesday, 9 January 2024

5 Wordsworth Drive, Darch, WA 6065

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 602 m2**

**Type: House**



Chris Jai Lovell

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## Set Date Sale

GRAND OPENING THIS SUNDAY 14th JAN 12 - 12.30pm SET DATE SALE - ALL OFFERS PRESENTED BY 6PM 24th JANUARY (Seller has the right to accept an offer prior to this date.) What we love: The much sought-after address this home occupies, just a moment's walk to beautiful Appleby Park and convenient proximity to all other amenities. The lovely presence this home exudes, the classic design and the voluminous floor plan that can facilitate absolute family comfort. We also love the quality modern updates ensuring that you can unpack and enjoy it immediately - whilst still having the ability to add genuine value later through minor cosmetic improvements. With one owner since new, this large-scale home is just waiting for a new family to move in start making new memories. What to know: Set on a 602sqm (approx) block, extensively developed, paved - with drive-through rear access from the garage, a wraparound patio running three sides of the home and there's certainly enough room for a swimming pool in the backyard! Welcoming you through a wide front entry, it's clear that all the fundamentals for comfortable living are here. A modern colour palette, quality updated carpet, ducted evaporative cooling, ducted heating, split system air-conditioning AND an ambient gas log fireplace too! Combining four double bedrooms and two fully-tiled bathrooms - the impressive master suite boasting a gorgeous retreat with a lovely bay window sitting area, a walk-in robe and an ensuite with a double shower. Well-appointed kitchen and THREE generously proportioned living zones - a private front lounge, open family living and dining plus an adjoining games room. Opening to a wraparound undercover entertaining and an easy-care backyard with plenty of room for active kids or pets to enjoy. A smorgasboard of picturesque parks, Ashdale Primary, Ashdale Secondary College, Darch Plaza, Kingsway Bar & Bistro and bus stops are all walking distance away; close proximity to Kingsway Christian College, Kingsway City Shopping and Kingsway Indoor Stadium. AT A GLANCE:- Highly desirable street, just moments from Appleby Park - One owner - first time available to the market! - 602sqm (approx) block - Modern paint palette to main living zones - Quality updated carpet - Ducted evaporative cooling - Ducted heating - Split system air-conditioning - Gas log fireplace - Four double bedrooms with built-in robes - Two fully tiled bathrooms & a separate toilet - Impressive master suite - Bedroom with bay window parents retreat - Ensuite with double shower - Large walk-in robe - Large laundry with walk-in linen cupboard - Well-appointed kitchen: granite benchtops, great storage, Miele wall oven, 900mm gas cooktop/range hood, Blanco dishwasher, walk-in pantry & shopper's entry - 3 large living zones - Front lounge room - Open-plan family living and dining - Games room with double doors - Wraparound patio and paved entertaining area around three sides of the home - Easy-care backyard with room for a pool - Double remote garage (shopper's entry) & rear drive-through access PLEASE NOTE: \*\* Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. Interested parties are encouraged to carry out their own due diligence in respect of this property prior to putting in an offer.