

52 Kathleen Road, Lesmurdie, WA 6076

Professionals

Sold House

Wednesday, 22 May 2024

52 Kathleen Road, Lesmurdie, WA 6076

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1908 m2

Type: House



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\$886,500

Owners have found a property and are ready to Sell! 52 Kathleen Rd, Lesmurdie is ready for the next family to call home for many years to come! The almost flat 1908m² approx. block has all the room for the vehicles to park, kids to play and pooches to room until their hearts content. The dual side access allows you to tinker in your awesome 9x6m workshop or store a caravan without interrupting the flow of your large front and back yards. The home is perfect for the growing family with two great sized living areas plus a meals area and study nook adjacent to the kitchen. The kitchen has received a renovation approximately 5 years ago and comes with quality stainless steel appliances including a Miele dishwasher, the kitchen also has the all important views to the back yard and the entertaining area with your own bar area. All bedrooms have built in robes plus there is a study (also with robe recess) which could be used as a nursery or 5th bedroom. Some of the other features that complete this awesome home include ducted evap a/c, split system a/c, 'upright' fireplace, 6.5kw solar panels and more. The location is 'on point' with great access to both Lesmurdie Rd and Pomeroy Rd for Lesmurdie High School plus it sits between both Flora Tce Reserve and Peter Thiel Park. Features Include:

- 1908m² predominantly flat block
- 9x6m (approx.) powered Workshop
- Master with walk in robe and ensuite
- 3 Minor Bedrooms have built in robes
- Second bathroom is original but it does have separate bath and shower
- Study with robe recess which could be used as a nursery / 5th bedroom
- Dual side access
- Fenced property
- Formal entry landing which includes large walk in storage
- Lounge area with gabled roof
- Second living area complete with 'quality wood look ceramic tiles'
- Renovated kitchen with views to the back yard
- Study nook and meals area adjacent to kitchen
- Large patio area with your own bar
- 6.5kw solar panels
- Split system a/c
- Ducted evap a/c
- Crimsafe security
- Colourbond side fence and feature brick front fence
- Concrete driveway

For more information or to arrange a viewing please contact Michael Wallace on 0401748291. Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract. Scammers are actively targeting real estate transactions. Due to the increasing number of attempted frauds in our industry and in the interest of protecting your funds we will not provide our trust account details via email. Please contact our agency to confirm deposit details prior to doing any transfers. Aggressive behaviour and any form of verbal or physical abuse towards our employees will not be tolerated. Our teams are working as hard as they can, please be patient as we do our best to assist you.