

56 Caledonia Avenue, Currambine, WA 6028

Sold House

Wednesday, 11 October 2023

56 Caledonia Avenue, Currambine, WA 6028

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 617 m2

Type: House



Jay Dass

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Jaimee Bentall

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\$760,000

THE HOMEAn opportunity awaits to secure the perfect home within metres of stunning parkland! Ideal for first home buyers, young families, empty nesters or the savvy investor! Fusing a very versatile floorplan with four bedrooms, two bathrooms and a harmonious flow throughout the home, it all begins with a welcoming front lounge that includes a cozy study nook. The heart of the home offers an open-plan kitchen, living and dining area filled with abundance of natural light. The kitchen boasts ample storage, ensuring you have space for all your culinary creations. Offset by the minor bedrooms, there is an activity room providing the ideal space for a playroom, or your very own home theatre. Let your imagination run wild! Step outside and be amazed by your own private retreat! An enclosed patio invites you to relax in style, while the spa and the below-ground pool offer endless hours of family fun! That's not all – there's a large powered shed complete with a bar for those unforgettable gatherings with friends and family. The potential here is endless, the shed can be transformed into a workshop or a games room! Your power bills will be reduced with an added bonus of 5kw solar panels. There is even plenty of space to park a boat or caravan that will fulfil the dreams of any outdoor enthusiast! Simply move into this perfect family abode which offers both comfort and practicality for everyday living!

THE COMMUNITYThis home is a stone's throw from Caledonia Park and Francis Jordan Catholic School, making it a haven for families. The train station and Mitchell Freeway are conveniently close by for easy commuting. Plus, a short drive will lead you to coastal delights and an abundance of entertainment and dining options at Currumbine Central.

THE SPECIFICSCouncil Rates: \$2,037.00 per annum Water Rates: \$1,285.21 per annum Land Area: 617m² Build Area: 263m² Year Built: 1994

Disclaimer: This information is provided for general information and marketing purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.