

# 7 Orwell Crescent, Woodvale, WA 6026

## Sold House

Sunday, 13 August 2023

7 Orwell Crescent, Woodvale, WA 6026

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 759 m2

Type: House



Brett Moore

0433717223

**\$1,050,000**

END DATE SALE Offers close 4pm Tues 22nd August 2023\*\* the seller reserves the right to accept an offer prior to this date\*\* Welcome to 7 Orwell Crescent, Woodvale – a beautifully renovated 4-bedroom, 2-bathroom haven with an array of features that will capture your heart and elevate your lifestyle. Step inside to witness the transformation of this home, with extensive renovations completed between 2021 and 2022. The pristine kitchen boasts ceaser stone benchtops, a dishwasher, gas cooktop, walk-in pantry/scullery, and an enviable amount of cupboard space with soft close drawers - a true chef's delight. The open-plan living and dining area, adorned with elegant hybrid flooring, create a warm and inviting ambiance for family gatherings. The front master suite is a retreat of its own, featuring plush carpet, a walk-in robe, and a perfectly renovated ensuite. Three minor bedrooms are large in size, all with plush carpet flooring and built-in robes, offer ample space. However, the real highlight of this property lies in its outdoor entertaining space. A HUGE pitched patio area with a raised deck, Lpg gas fire pit and zip track blinds beckons you to unwind and revel in the pleasures of alfresco dining all year round. For the handyman or car enthusiast, a side gated access leads to a spacious 8 x 4.5 powered workshop/garage, providing plenty of room for a caravan, trailer, or additional parking space. With ducted evaporative air conditioning throughout and a gas bayonet in the living, your comfort is assured throughout the seasons. Embrace the life you've always dreamed of and make 7 Orwell Crescent, Woodvale, your forever home. Summary of features; • 4 bedroom, 2 bathroom + study / 5th bedroom • Pristine kitchen fixed with cesar stone bench tops, dishwasher, gas cooktop, walk in panty/scullery and an enviable amount of cupboard space with soft close drawers. • Open plan living and dining room flowing off the kitchen with hybrid flooring. • Front master suite with plush carpet, walk in robe and renovated ensuite • The ensuite includes twin basins, heated towel rail, waterfall shower and floor to ceiling tiles • All 3 minor bedrooms are of good size, all include plush carpet flooring and built in robes. • Ducted evaporative air conditioning throughout • LED downlights throughout • 6 Camera Swan Security System • Completely reticulated gardens • 2 x linen press • Laundry with more added storage and access to outdoor drying area. • Security flyscreens to the front and rear • A HUGE pitched patio entertaining area with raised deck/Lpg gas fire pit and zip track blinds • Grassed area for your child or pets to enjoy • Side gated access to rear 8 x 4.5 powered workshop / garage with loft storage and plenty of space for a caravan, trailer, or additional cars. • Additional storage room and garden shed • 3.3 kw Solar panels with Fronius Inverter • Double garage 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.