

# 7 Tourmaline Ridge, Australind, WA 6233

## Sold House

Thursday, 19 October 2023



7 Tourmaline Ridge, Australind, WA 6233

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 719 m2

Type: House



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## Contact agent

Presenting you 7 Tourmaline Ridge, a stunning family home located in the sought-after Treendale suburb. Built in 2008 by Dale Alcock Homes this home has been well designed and thought out with immaculate attention to detail. This home is located in a desirable neighborhood with easy access to local schools, parks, and shopping centers. Treendale Primary School and Australind Senior High School are only a short distance away making this home appealing to families of all ages. As you enter the home, you'll be greeted by the generous open plan living, kitchen and dining which features a timber pitched ceiling creating a light and bright space. The gourmet kitchen provides ample cupboard and bench space, quality appliances and fittings and beautiful stone benchtops. This kitchen is well equipped for a family making meal preparation a breeze. All bedrooms are generously sized with built in robes whilst the master has a his/her walk-in robe. Additionally the carpeted study/home theatre could be used as a fifth bedroom. Extra features of this home include solar panels, ducted reverse cycle A/C, two outdoor areas, three toilets, side access and much more! You don't want to miss out on this opportunity to secure a well maintained, luxurious and immaculate family home like this! For more information or to arrange a private viewing contact exclusive selling agent Tim Cooper today.

**PROPERTY FEATURES** Four-bedroom, two-bathroom home + study Master bedroom with his/her WIR, ceiling fan & ensuite Double door entrance to foyer Open plan kitchen, living & dining with pitched ceiling Pecan hardwood flooring to entry, kitchen, living, dining & hallways Gourmet kitchen with ample cupboard/ bench space, quality kitchen appliances/fittings, stone bench tops & breakfast bar Carpeted living area with TV recess Bedroom 2 - two built in robes, semi ensuite & outside access to alfresco Bedroom 3 - built in robe & semi ensuite Bedroom 4 - built in robe & private toilet Carpeted study/ home theatre with a built in robe Activity room Ducted reverse cycle A/C Main bathroom with shower & bath Three toilets Powder room Large laundry with broom cupboard Four panelled sliding linen/storage cupboards to passage Amplimesh security doors fitted to all external doors Window tinting to all west & north facing windows Double garage Aggregate driveways provides extra parking for four cars Solar panels Two outdoor areas - decked rear alfresco with fan & recessed ceiling Side access Corner block Garden shed Natural gas points to living & rear alfresco (for BBQ) Immaculate gardens

**LOCATION** FEATURES Facing the Brunswick River and public open reserve, with walking and bike paths. Treendale Shopping Centre - 1.1km Treendale Primary School - 750m Australind Senior High School - 1.6km Benesse Australind - 6 min drive approx. Eaton Fair Shopping Centre - 10 min drive approx. Built: 2008 Dale Alcock Land size: 719m<sup>2</sup> Land rates: \$1956.37 approx. P/YR Water rates: \$1441.34 approx. P/YR