

# 7 Waters Avenue, Atwell, WA 6164

## Sold House

Thursday, 28 March 2024



7 Waters Avenue, Atwell, WA 6164

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 771 m2**

**Type: House**



Derick Pitt

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**\$845,000**

BIG 5x3 Family Home on Whopping 771sqm Block in the Heart of Atwell! UNBEATABLE in terms of location, this large, five bedroom and three bathroom family home is set on a massive 771sqm block. Directly across the road, you can conveniently walk to Stargate Shopping Centre for groceries, dropping young ones off to day care or to visit the doctor. School kids will love just being a few minutes walk away from either Atwell Primary and Atwell College while parents requiring public transport have a bus stop and Cockburn Central nearby. Originally a 4 bedroom and 2 bathroom home, the previous owners engaged the building services of Summit Home Improvements to extend the home to incorporate an additional master suite and private ensuite at the rear of the house. As you enter the home, you are greeted by the spacious formal lounge and dining area which can otherwise be repurposed as a theatre or games area, along with the second or original master bedroom with walk in robe and ensuite to the right. The open plan family and meals area enjoys the cosy gas log fireplace and this space adjoins the well appointed and generously sized kitchen complete with a handy shoppers entry for added convenience. The kitchen and main living areas of the home overlooks the large gable styled patio just perfect for entertaining large gatherings and is the ultimate place for a Sunday afternoon beer, wine or cocktail with family and friends. There is also a large lawned area for the kids to enjoy including a sweet cubby house and plenty of room for a pool. Other features include: Laundry with dedicated ironing room and cabinetry, reverse cycle, ducted air conditioning throughout, solar energy panels for reduced electricity bills, gas storage hot water, ceiling insulation, garden sheds and auto reticulation to gardens. This is a sensational opportunity to own this huge family home on this big block in this super handy location. Interior - Two Master Bedrooms; each with Walk in Robes, front room with Roller Shutters, rear with split system air conditioning and ceiling fan - Three well sized Minor Bedrooms - Three Bathrooms, including two ensuites, one with standalone bath tub, family bathroom includes bath; all feature Heat Lamps - Open Plan Kitchen, Meals and Family area with Gas Fireplace and pet door - Fully Equipped Kitchen complete with shopper's entrance from garage, microwave recess, five burner gas cooktop, electric oven, dishwasher and pantry - Large Living Room perfect to use for entertaining or as an open theatre room - Huge Laundry Area complete with dedicated ironing room with cabinetry - Ducted, Reverse Cycle Air Conditioning throughout, plus Split System to Rear Master - Carpeting and Tiled throughout - Double Garage with rear gate entry into back yard Exterior - Huge grassed Back Yard for activities featuring a cubby house and garden shed - Bore Reticulated Gardens - 5kW Solar Energy Panels - A Gabled Patio for entertaining and flat patio creating a 'wrap around' look - Utility Shed - Gas Storage Hot Water System - Wall Mounted Clothing Line Locally - 66m to nearest bus stop - 120m-400m to local Childcare Centres - 200m to Stargate Shopping Centre - 300m to Atwell Primary School - 400m to Atwell Community Centre - 1km to Atwell College - 1.1km to Atwell Skatepark - 1.6km to Kwinana Freeway entrances - 2km to Cockburn Gateway Shopping Centre - 2km to Cockburn Central - 2.8km to Cockburn ARCDISCLOSURE: THIS PROPERTY IS BEING SOLD IN AN 'AS IS'

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