

**70C Talbot Drive, Kingsley, WA 6026**



**House For Sale**

Friday, 1 December 2023

70C Talbot Drive, Kingsley, WA 6026

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 338 m2**

**Type: House**



Chris Jai Lovell  
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## SET DATE SALE

Grand opening Sunday 3rd December 1.15pm - 2pm. SET DATE SALE - All offers presented by 6pm Wednesday 13th December (unless sold prior) What we love: The absolute tranquillity and peace of mind that you'll find in this hidden, nature-side location - elevated on a hill at the end of a private laneway, surrounded by towering gums and thriving native plantings, dropping away to the natural wonderland of Lake Goollelal below. Bask in the twenty exquisite acres of park and wetland surroundings, with an endless stream of visiting animal and bird life dropping by to say hello and miles of sealed walking trail to explore just over your back fence. This newly built two-storey contemporary masterpiece is in the location of your dreams! What to know: Recently constructed and at the top of its class, this striking executive home offers the perfect blend of luxury, comfort and functionality, modern connection and convenience. A bold, modernist design with a focus on maximising natural light, privacy and space; and a clever use of some of Mother Nature's finest ingredients that are a pleasure to see, to touch, and to share. Stone surfaces, natural timbers and earthy elements, quality inclusions and appliances, beautifully complemented by a muted colour palette. Ducted/zoned reverse cycle heating/cooling, banks of north-facing full-height windows, plantation shutters, beautiful oak flooring, and easy-care landscaped gardens. Four generous bedrooms - the sought-after downstairs master suite with a walk-in robe and a sleek ensuite with a full bath and a shower - and the upstairs main bathroom services the three remaining bedrooms with ease. The north-east-facing living, dining and entertaining hub is the deserving heart of this stylish home, headed up by a well-equipped kitchen featuring stone benches, 900mm cooking appliances and a dishwasher. Spilling out onto the raised decked alfresco overlooking the private, easy-care backyard and beautiful natural surroundings that will be your new playground - and the views that'll never be built out! AT A GLANCE: • NEWLY BUILT architecturally-designed family masterpiece • Private laneway location • 338sqm (approx) survey strata block (no strata fees) • Incredible natural surroundings and views that'll never be built out • 4 bedrooms • 2 bathrooms • Downstairs master suite with walk-in robe & ensuite with a bath and a shower • Large upstairs minor bedrooms - two with built-in robes • Upstairs main bathroom and separate toilet • Laundry with large linen cupboard & outdoor access • Quality chef's kitchen: stone benches, dishwasher, 900mm oven, gas cooktop & rangehood • Open plan living, dining & entertaining zone • Raised decked alfresco overlooking beautiful Lake Goollelal park and wetlands FEATURES & INCLUSIONS • Ducted & zoned reverse cycle air-conditioning • Security front porch to front door • Oak timber flooring to lower level • Quality carpets to bedrooms • LED downlights to main living • Reticulated landscaped gardens and lawn • Double remote garage with internal access • 30m north-facing boundary - full-height windows maximising natural light • Plantation shutters & ceiling hung sheers • High Colorbond fences PLEASE NOTE: \*\* Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. Interested parties are encouraged to carry out their own due diligence in respect of this property prior to putting in an offer.