

# 71 Ten Seldam Circle, Winthrop, WA 6150



## House For Sale

Friday, 10 May 2024

71 Ten Seldam Circle, Winthrop, WA 6150

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 732 m2

Type: House



Rick Lombardo  
0419918888



Jane Lombardo  
0893139100

## Contact Agent

To save time checking in, please use the Online Enquiry Form to register your interest with a valid phone number and email prior to inspections. You will receive an automatic response with a price guide and any updates to inspection times. Please check your other email folders, so you don't miss it! ~ ~ ~ ~ Perfectly positioned just metres from the picturesque Piney Lakes Reserve, sitting on a generous (732)sqm lot, 71 Ten Seldam Circle is ready and waiting for its new owners to make it their own. With oodles of opportunity to renovate, modernise, and add value with your personal style and finishing touches, this well-maintained and cherished family home is suited to families looking to get a foot in the door of the coveted suburb of Winthrop, as well as the keen investors who have an eye for real potential! As you stroll past the beautiful pink azaleas to the vintage leadlight entrance door, you will notice a very quintessential WA feature within the frame - the state fauna emblem - the Numbat! The surprises continue inside as the house offers a wealth of features! Greeting you at the door is the herringbone parquet flooring, continuing the colonial style theme of the entrance. Perfectly positioned next to the entrance is the king-size primary bedroom, complete with walk-in-robe and serviced by a well-appointed ensuite. Just past the spacious formal lounge and dining you will arrive at the heart of the home a lovely functional open plan kitchen, meals, and family areas, adjoining a versatile activity/home theatre room, as well as a lovely alfresco entertainment area outside via sliding doors. Outside, the gardens are kept lush with automatic bore reticulation, and a spacious workshop with adjoining store room, which awaits the keen gardener or hobbyist to enjoy!

**FEATURES:**

- Large primary bedroom - Walk-in-robe - Ensuite - Split system AC
- 4 additional bedrooms (or 3 + Study)
- Second well appointed bathroom - Bathtub - Shower
- Laundry
- Seperate WC
- Open plan kitchen/meals/family
- Kitchen with window overlooking alfresco - Walk-in pantry - Dishwasher - Recently renewed 5 burner gas cooktop - Water filter
- Formal Lounge
- Formal Dining
- Activity/Theatre room
- Alfresco

**OTHER FEATURES:**

- Double garage
- Air-conditioning - Ducted Evaporative throughout the home - Reverse Cycle Split system in Primary Bedroom
- Automatic bore reticulation
- Workshop/garden shed
- Gas hot water system replaced in the last 18 months
- Alarm
- 2 gas points: 1 in the family room and 1 in the lounge room
- Ability to connect to the integrated 2 speaker system in the living room
- Foxtel ready
- NBN FTTN

**LOCATION:**

- Applecross High School Zone
- Piney Lakes Reserve ~ 240m
- Corpus Christi College ~ 700m
- Winthrop Primary School ~ 850m
- Winthrop Village Shops ~ 900m
- Murdoch University ~ 1.1km
- Murdoch Train Station ~ 2km
- Hospitals ~ 2.1km
- Bull Creek Train Station ~ 2.7km
- Westfield Booragoon ~ 3.3km
- Fremantle ~ 9km
- Perth CBD ~ 14km
- Perth Airport ~ 20km

To register your interest for the Home Opens please use the online enquiry form. You will receive an automatic response with price-guide and open times. For further information, an inspection outside of the published home-open times, or for a video walk through if you are unable to attend, please call Realty One Winthrop exclusive listing agent Rick Lombardo 0419 918 888 or Jane Lombardo on 0420 948 734