

**72 Elderfield Road, Waterford, WA 6152**



**Sold House**

Monday, 14 August 2023

72 Elderfield Road, Waterford, WA 6152

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 504 m2**

**Type: House**



Dean Sims  
0893687200



Lili Tan  
0498720009

## Contact agent

Perfectly situated opposite Challenger Reserve and only moments from the river, this street front, spacious home caters well to a host of buyers and family structures. Whether you're in search of a home to occupy, city base, something to add to the investment portfolio or simply hold for the future – this home ticks the boxes with a secure enclosed yard, multiple living areas providing ample separation and a most convenient location. In addition to enjoying the tranquil location with river glimpses and an outlook over greenery, other features you will love include:- Street front duplex block on 504sqm \*includes a shared driveway- Spacious open plan kitchen, dining & living area, opening out to the inviting outlook pool and yard- Good sized kitchen with stone benchtops, breakfast bar, modern appliances and ample storage and bench space- Two additional living areas on the ground level, ideal for use as a theatre, formal lounge or dining, study, activity area... the list goes on!- Large main bedroom suite with a private balcony, huge walk-in-robe and an ensuite with a corner spa bath, his and her vanity and separate WC- Upstairs parent's (or kids!) retreat with access to another balcony that has been retiled, offering a peaceful outlook - The upstairs level also includes two minor bedrooms plus a second bathroom- Fourth bedroom and another bathroom with separate WC on the ground level- Dedicated laundry with direct outdoor access- Fully enclosed and private front yard with a heated pool, established plants and a grassed yard and entertaining area- River glimpses and serene parkland views from the upstairs lounge and backyard- Double car garage with internal entry and additional parking space- Air-conditioning and gas bayonet- CCTV and security alarm system- Solar panels- Spacious internally offering 296sqm (approx) internal space (inclusive of balconies and garage) In an enviable location, everything you need is just beyond your doorstep; within close proximity to Waterford Plaza, Curtin University, Collier Park Golf Course and public transport routes. You'll also enjoy easy access to the freeway or Perth CBD. Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. Whilst Bellcourt have made every effort to ensure the information listed (including but not limited to chattels, features, photos and all rates) is reliable and accurate at the time of advertising the property all clients must carry out their own independent due diligence to ensure the information provided is correct and to the clients expectation.