

**77 Littabella Avenue, Wandi, WA 6167**



**Sold House**

Saturday, 24 February 2024

77 Littabella Avenue, Wandi, WA 6167

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Linton Allen  
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**\$540,000**

Nestled in a tranquil neighbourhood, this modern 3 bedroom, 2 bathroom home offers the perfect low maintenance lifestyle, making it an ideal haven for first home buyers, savvy investors, and downsizers alike. Boasting an inviting open plan living space, generous bedrooms, double garage with rear laneway access and composite timber decked outdoor entertaining area, this home is where effortless living meets modern comfort! Other features include:

- Generous kitchen offers 600mm wall oven, 4 gas hot plates, tiled splashback, rangehood, pantry, microwave recess, double fridge recess, island bench with breakfast bar, double sink, dishwasher and plenty of bench/cupboard space with extra overhead cabinetry
- Open plan living/dining areas with floor to ceiling built in cabinetry
- Zoned reverse cycle air conditioning
- Spacious alfresco area with fantastic composite decked area, synthetic turf and refrigerated panelled roofing - the perfect place for entertaining family / friends all year round
- Generous master bedroom offers his and hers walk in robes and ensuite with double shower, single vanity and separate WC
- Bedroom 2 is double sized built in robe
- Bedroom 3 is double sized built in robe
- Main bathroom offers bath, shower and single vanity
- Separate WC
- European style laundry tucked in behind sliding doors
- Solar panels
- Double automatic garage door with storage area
- Linen closet
- Gas instantaneous hot water system
- Cubby house
- Green title block
- Close proximity to local parklands, schools and easy access to Perth CBD via Kwinana Freeway

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