

# 79 Clementine Boulevard, Treeby, WA 6164

THE AGENCY

## House For Sale

Thursday, 23 November 2023

79 Clementine Boulevard, Treeby, WA 6164

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 184 m2**

**Type: House**



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## All Offers Presented

Ina Flanagan is delighted to introduce this remarkable three-bedroom, two-bathroom family home sitting on an ideal block. This home is magnificently presented and incorporates a comfortable open plan living and dining area, this area really offers the perfect spot to relax with the family and friends. Walk on through to the spacious light and bright open plan living area incorporating family, meals, and entertainment area, creating the centrepiece of this home. The area is light and bright with shimmering downlights. Features have been well planned with details including, ducted reverse cycle air conditioning, quality stylish flooring and crim mesh security doors. Leading onto a beautifully set alfresco with the benefit of automatic café blinds, giving the feel of another liveable area and lovely manicured easy-care gardens. At the heart of the home is the luxury kitchen that has everything the MasterChef could want. Enjoy the practical design including an abundance of cupboard space, quality stainless steel appliances, large bench top including a breakfast bar and built in pantry. You can just imagine your guests pulling up a stool and enjoying nibbles and a glass of bubbly while you cook up a storm. Of the kitchen - living area you have the benefit of laundry, separate powder room, drying area, and an abundance of storage. Head upstairs to the sleeping headquarters, the primary bedroom which king in size with great large built-in robes. The ensuite has quality finishes and is very spacious it features a shower, vanity, bathtub, and stone bench top with plenty underneath storage. Don't forget to look at the view of the hills!! The minor bedrooms are all generous in size fitting queen to king beds, all include big built-in robes. These bedrooms share a lovely, finished family bathroom, with stone benchtops. Features to this amazing family home include:

- Ducted reverse cycle air conditioning
- Alarm system
- Solar panels
- Plenty of storage
- Crim mesh security doors
- Reticulation
- Stone bench tops
- Instant gas hot water
- Automatic café blind to alfresco

When it comes to enjoying the outdoors, this is the spot to be. The amazing outdoor entertaining area offers an expansion to the living space and is perfect for every occasion. Relax with the family under the alfresco area or enjoy entertaining friends with a BBQ and a drink whilst watching the kids play. Location has very easy access and within walking distance to large lovely, manicured parklands, Treeby Primary School, community centre, local coffee shop and future IGA. Easy access to freeways and Cockburn Gateways Shopping Centre. Contact Ina Flanagan today for more information or to arrange a viewing. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.