

# 84 Templetonia Promenade, Halls Head, WA 6210



## House For Sale

Tuesday, 7 May 2024

84 Templetonia Promenade, Halls Head, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 700 m2

Type: House



Alessandra Celesti  
0419419136

## End Date Process

For Definite Sale All Offers Presented ON or BEFORE 6:00pm, Tuesday June 4th. The sellers reserve the right to accept an offer prior to the "End Date." A true entertainer's paradise! Set on a spacious 700sqm block, rear access to the 12m x 6m powered workshop, this property has all the features you could want and more. Step into the heart of this home and be welcomed by a symphony of space and style in the living areas. Positioned near the front door is an open plan family room, separated from the rest of the home, this space offers flexibility to create a space that suits your family's lifestyle, a formal lounge, an activity room - the choice is all yours. The spacious main bedroom is also near the front of the home, enjoying a flood of natural light through numerous windows, a bay window with built in seating invites you to enjoy a quiet moment with a good book or a warm cuppa. In addition, there is an ensuite bathroom and a generous built in robe, along with an additional split system air-conditioner offering maximum comfort. The remaining three bedrooms are all positioned in a separate wing of the home, all are good sizes with built-in robes that provide plenty of storage options. The heart of the home is the kitchen, lounge, and dining room, with its open plan design, these spaces bring the family together. The kitchen is equipped with a breakfast bar for quick bites, a large pantry and ample cupboard space, a wall mounted oven, gas cooktop and a convenient shopper's entry from the garage creates a life of ease. Step outside to a large gabled patio, perfect for hosting gatherings and enjoying the beautiful weather all year round. With such a generous backyard, there is still plenty of room to add a pool or spa to complete your outdoor oasis. Inside, you will find spacious living areas including a formal front lounge room and large open plan family, meals, and kitchen area - perfect for spending time with loved ones. For a viewing contact Alessandra Celesti on 0419 419 136 or by email at

[alessandra@advanceagencyre.com](mailto:alessandra@advanceagencyre.com). NEARBY SCHOOLS:- 460m - Frederick Irwin Anglican School- 670m - South Halls Head Primary School- 1.3km - Halls Head College- 1.4km - Halls Head College Education Support Centre- 1.5km - Halls Head Primary School RATES:- Council: \$2388 P/A (approx)- Water: \$1564 P/A (approx) FEATURES: - 4 Bedrooms and 2 bathrooms- Main bedroom with a split system aircon, ensuite bathroom, walk in robe and a bay window with built in seating. Ensuite with a shower, toilet and a single vanity.- Additional bedrooms all with built in robes.- Ducted evaporative air-conditioning throughout- Front living area with a ceiling fan- Open plan lounge and dining area off the kitchen with a ceiling fan- Kitchen with ample storage, 5 burner gas cooktop, wall mounted oven, dishwasher, microwave recess, pantry, double fridge recess and shoppers' entry from the carport- Large back yard with lush landscaping - Garden shed plus a 12m x 6m powered workshop with roller door and drive through access from the carport- Large alfresco with 2 ceiling fans- 20 Solar panels - 6.6kw system - Security Camera's LIFESTYLE:- 220m - Lilac Park- 500m - Tree Park- 1.3km - Central Shopping Centre, Erskine- 1.9km - Pringle Bay Beach- 2.5km - Len Howard Conservation Park