

**88 Littabella Avenue, Wandi, WA 6167**

THE AGENCY

**House For Sale**

Thursday, 13 June 2024

88 Littabella Avenue, Wandi, WA 6167

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



Nicola Stacey  
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## All Offers Presented

All offers presented 25th June 2024, unless sold prior. \*\* The Sellers reserve the right to accept an offer prior to 25th June 2024 \*\*Please email all enquiries to [NicolaStacey@theagency.com.au](mailto:NicolaStacey@theagency.com.au) Welcome to your dream family home, where modern living meets unparalleled convenience in a highly desirable suburb. This delightful 3-bedroom, 2-bathroom home with study, featuring app-enabled ducted reverse cycle air conditioning, offers a lifestyle of ease for savvy investors, first-time buyers, or those looking for a secure, low-maintenance lock up and leave retreat. Step into a world of tranquillity as you explore the spacious interior, equipped with a 5kW solar PV system with 6.6kW panels, security system and 4 camera surveillance, both app enabled, a lock-up garage, and a home theatre designed for ultimate entertainment. Located at the front of the house, the home theatre ensures fantastic movie nights or binge-watching your favourite series without disturbing the rest of the household. Adjacent is a versatile study/home workstation with a sink, perfect for a budding beautician or hairdresser. At the heart of this home is its contemporary kitchen, featuring expansive stone benchtops ideal for casual serve yourself dining, stainless steel appliances, ample cupboard space, and a built-in pantry for optimal organisation. Nearby, the dedicated laundry room caters for the most skilled of multi-taskers. The family room and dining area provide a welcoming atmosphere, seamlessly connecting to the alfresco for effortless indoor-outdoor living. The backyard is finished with astro turf, so you can spend less time on upkeep and more time enjoying life. In the rear wing, discover the bedrooms, including a master suite that serves as a private sanctuary. It boasts a walk-in robe and ensuite with a modern colour scheme, a spacious shower, a generous vanity, and a separate toilet, perfect for shift workers needing peace and quiet. Two additional bedrooms offer ample space for family or guests, while the second bathroom is bright and airy, and there's a second toilet for your everyday convenience. Wandí is a fantastic suburb with well-kept homes and great community spirit. Don't miss out on making this lovely property yours. Get in touch today and start living your best life in Wandí! I am Nicola Stacey from The Agency, ready to assist you on this journey towards achieving your property dreams. \*\* Home open times are subject to change without notification. Please check the inspection schedule on the web, the day of the home open \*\*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.