

**9/33 Ferguson Street, Middle Swan, WA 6056**

THE AGENCY

**House For Sale**

Tuesday, 7 May 2024

9/33 Ferguson Street, Middle Swan, WA 6056

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Adam Naumovski

0424364326

## End Date Sale - 20/05/24

Adam Naumovski presents...9/33 Ferguson Street, Middle Swan  
End date sale - All offers presented 20/05/24 - Unless sold prior. \*\*\*HOME OPENS THIS WEEK\*\*  
Saturday 11th 12:00 - 12:30pm  
Sunday 12th 1:00 - 1:30pm  
A prime example of contemporary living at 9/33 Ferguson Street, Middle Swan. Nestled in a tranquil and desirable neighbourhood, this elegant 3-bedroom, 2-bathroom villa is perfectly tailored for discerning buyers from all walks of life, including first-time homeowners, small families, FIFO workers, and savvy investors. Revel in the convenience of living close to essential amenities such as parks, schools, shopping centres, and transportation links, not to mention the renowned wineries of the Swan Valley. As you enter this beautifully maintained home, you'll be greeted by a pristine environment boasting premium finishes and sophisticated lighting. The villa features ducted reverse cycle air conditioning for ultimate climate control, and a spacious open-plan layout that integrates the kitchen and family dining areas seamlessly. The kitchen is a chef's delight, equipped with stone countertops, high-end stainless-steel appliances, and a generous 900mm oven and cooktop. Transition smoothly from the stylish interior to the inviting outdoor living spaces, perfect for entertaining guests or enjoying quiet moments. Bathrooms are designed to impress with full-height tiling and a separate bathtub, enhancing the luxurious feel of the home. The villa also includes numerous upgrades such as solar panels, a whole-home water filtration system, and modern electrical fittings with USB ports in every room. Large windows and sliding doors fill the home with natural light, while the extensive wrap-around yard will appeal to those who cherish the outdoors. Some fantastic features include:

- Tranquil Middle Swan location ideal for various buyers
- Secure, low maintenance living with all the modern conveniences
- Close to local amenities including parks, schools, and shopping centres
- Impeccably maintained with premium interior finishes
- Climate-controlled interiors via ducted reverse cycle air conditioning
- Whole-home water filtration and solar panel system
- Modern electrical upgrades including USB-equipped double PowerPoints
- High-quality kitchen with stone countertops and stainless-steel appliances
- Open-plan layout ideal for family living and social gatherings
- Seamless indoor-outdoor living integration
- Luxurious bathrooms with stylish tiling and separate bathtub
- Bright interiors with abundant natural lighting
- Spacious undercover al fresco area for outdoor entertainment
- Large, versatile yard for outdoor lovers
- Proximity to National Parks and Swan Valley wineries

• An excellent investment in a highly sought-after area  
DON'T MISS OUT CALL ADAM NAUMOVSKI ON 0424 364 326  
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