

# 9 Simla Place, Caversham, WA 6055



## House For Sale

Saturday, 15 June 2024

9 Simla Place, Caversham, WA 6055

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 512 m2**

**Type: House**



Marko Jovicic

## FROM \$750,000

Welcome to 9 Simla Place Caversham This is a stunning refurbished 4-Bedroom 2-Bathroom in the heart of Caversham and a short stroll down the road from Simla Park. The home offers a sweeping Open plan and tastefully refurbished Kitchen/Dining and Living area with split system air conditioning. Be part of any entertaining in the central hub of the house as this area also looks over the outdoor patio. The Chef's kitchen comes with 5 burner Gas cooktop, Range hood, large 900mm electric oven and ample cupboard space including extra large stone bench top, breakfast bar and dishwasher. The property has a separate Lounge to the front. Large Master bedroom comes with split system Air-conditioning, walk-in robe and Ensuite with shower and toilet. Two other bedrooms are of a good size with robes. The 4th bedroom can be use as office space fitted with built in cabinetry. Main bathroom has a shower and bathtub all in one, separate toilet. You will love alfresco, entertaining area and the space a larger block offers.

Some of the features include-  
- Garden shed plus Chook Pen  
- Double lock up carport plus extra parking for many cars.  
- All the bedroom with ceiling fans  
- Large 512 sqm land  
- Quality window dressing  
Short stroll to Simla Park, Centrally located, close to public transport, easy access to Reid/Tonkin Highway, Caversham Valley Primary School, Caversham Village Shopping Centre and delightful Swan Valley with array of cafes, wineries and restaurants. Embrace the perfect blend and convenience in the Caversham Gem. Call Marko Jovicic to arrange a private inspection on 0422 089 590  
Disclaimer: The above particulars are supplied for information only and shall not be taken as a representation of the Seller or it's Agent as to the accuracy of any details mentioned herein which may be subject to change at any time without notice. No warranty or representation is made as to it's accuracy and interested parties should place no reliance on it and should make their own independent enquiries.