

9 Wanill Place, Wanneroo, WA 6065

House For Sale

Wednesday, 24 April 2024

9 Wanill Place, Wanneroo, WA 6065

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 722 m2

Type: House



Luisa Walker
0449870941

Offers from \$579,000

Welcome to 9 Wanill Place, Wanneroo! Nestled in a peaceful cul-de-sac location and just a short stroll from Scenic Drive Park with plenty of relaxing walks by the lake, cycle paths for the more adventurous, and close to Rotary Park for the younger family members, this home provides the perfect location for families, downsizers or investors. The property is on a large subdivisible block (722sqm zoned R20/R40) with the opportunity to create separate access to the rear of the block. The current property is located to the front of the block and boasts 4 good-sized bedrooms (including a king-sized master bedroom), a renovated family bathroom, separate WC, laundry, linen closet and well-appointed kitchen. The cozy wood burner located in the entrance of the home provides plenty of warmth on chillier days, while ducted evaporative air conditioning and an additional split system A/C ensure that the warmer days are a breeze too. The open-plan kitchen-dining space opens up through welcoming white French doors to the raised alfresco beyond. With plenty of parking and in a great location, this property won't be on the market for long. Welcome home!

FEATURES YOU WILL LOVE

Open-plan kitchen and dining with smooth flow through white French doors to the alfresco and garden beyond
Entrance lounge featuring new wood burner with approx. 2 tonnes of wood on site and included in the sale
Kitchen featuring 600mm oven, 4 burner gas hob, and a single sink with double drainer
Alfresco featuring BBQ and elevated views over the block
Low-maintenance laminate flooring through much of the home
Renovated family bathroom with shower with double shower head, freestanding style bath, single vanity with modern black basin, feature wall mirror and stunning brass tapware.
King-sized master with robes
Queen-sized bedroom 2, and 2 x further minor bedrooms, both small doubles
Linen closet in the hallway
Laundry with space for both washer and dryer, built in cabinetry and worktop and direct access to outside airing space
Separate WC
Solar panels (5kw)
Ducted evaporative air conditioning throughout the property
Additional split-system air conditioning

VALUE ADD POTENTIAL: Subdivision R20/R40 zoning
LOCATION: Short stroll to the ever popular Rotary Park playspace and Joondalup Lake. Minutes from shops and amenities
Close to schools and public transport

Details you will need: Council Rates: \$1,740 per annum (approx.)
Water Rates: \$943 per annum (approx.)
Built in 1972
722 sqm block
Approx 114 sqm living
Zoned R20/R40

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.

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