

**97A Edney Road, High Wycombe, WA 6057**

**Professionals**

**House For Sale**

Wednesday, 20 December 2023

97A Edney Road, High Wycombe, WA 6057

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 461 m2**

**Type: House**



Scott Jordan  
0419903244

**\$649,000 +**

Welcome to 97A Edney Road High Wycombe where you'll find this well-appointed and beautifully maintained Ventura built home that has a great flowing floor plan and all the added extras. This modern and bright 4 bedroom 2 bathroom home features all the upgrades you want in a high spec home, like stone bench tops, high ceilings in the living area, separate theatre, reverse cycle air conditioning and solar panels with a new 10KW battery. Positioned right next to Edney Primary School, Scott Reserve, a day care centre, shops and transport, all you need to do is move in and enjoy. The lucky new owner can look forward to:

- Spacious Master with soft carpet, reverse cycle split system, large WIR and ensuite
- Bedrooms 2, 3 and 4 all with double mirrored BIR, ceiling fans, curtains, sheers and RC split systems
- Kitchen features stone bench tops, 5 burner gas cooktop and range hood, double pantry, Bosch dishwasher, tiled splash back, below and overhead soft close cupboards and pendant lights
- Open plan living and dining with 31C ceiling, down lights and RC split system
- Front theatre is carpeted with block out blinds, double doors and reverse cycle split system
- Large walk in linen cupboard
- Double garage with shoppers entrance and additional store room 4x4m approx. with work bench and shelving
- Paved alfresco area with a spacious lawn area for the kids or fur babies
- Solar panels with 10KW Sofar Solat Battery (No power bill since installation but this is subject to change)
- Block 461m<sup>2</sup> approx.
- Built 2014 Ventura home
- NBN FTTN Call Scott Jordan on 0419 903 244 for an more information

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract. Scammers are actively targeting real estate transactions. Due to the increasing number of attempted frauds in our industry and in the interest of protecting your funds we will not provide our trust account details via email. Please contact our agency to confirm deposit details prior to doing any transfers. Aggressive behavior and any form of verbal or physical abuse towards our employees will not be tolerated. Our teams are working as hard as they can, please be patient as we do our best to assist you.