

**9B Pycombe Way, Westminster, WA 6061**

THE AGENCY

**Sold House**

Thursday, 24 August 2023

9B Pycombe Way, Westminster, WA 6061

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 222 m<sup>2</sup>

Type: House

**\$520,000**

Adam Naumovski presents...9B Pycombe Way, Westminster End date sale - All offers presented 04/09/23 - Unless sold prior. \*\*\*HOME OPENS THIS WEEK\*\*Saturday 26th August 12:15 - 12:45pm Sunday 27th August 1:30 - 2:00pm

Introducing your dream abode nestled in the heart of Westminster. Wake up to picturesque views of Pycombe Worthing Reserve, beckoning you for tranquil morning strolls amidst nature, right outside your front door. Built with love in 2016 and looked after ever since, this modern home marries sleek design with utmost comfort. The interiors are adorned with stunning wood look floorboards that unify the expansive floor plan, from the inviting entrance right through to the lively living spaces. Boosting its elegant aesthetic are the high ceilings that envelop the entire home, giving every room a generous, airy feel. At the heart of this home lies a spacious open-plan kitchen that overlooks the family meals area. Armed with stainless steel appliances, ample bench space, and abundant cupboards, it's here that gourmet feasts are birthed, and memories are crafted. And when the day winds down, retreat to the generous master bedroom, equipped with a walk-in robe and a private ensuite - a haven designed for pure relaxation. For those who live for moments under the open sky, this home is truly an entertainer's paradise. Seamlessly transition from indoors to the undercover outdoor entertaining zone, extending your soirees to starry nights. Here, a state-of-the-art outdoor kitchen stands ready to elevate your BBQ parties and family get-togethers. And let's not forget the forever green Astro turf lawns; the perfect playground for kids and pets alike. Some fantastic features include:

- Direct park-side living.
- Built in 2016 and meticulously maintained.
- Open-plan kitchen with top-notch stainless steel appliances.
- High ceilings throughout.
- Ducted air-conditioning for year-round comfort.
- Ensuite master bedroom with walk-in robe.
- Indoor-outdoor seamless living.
- Ready-to-use outdoor kitchen.
- Low-maintenance Astro turf lawns.
- Hidden clothesline area.

Dreams do come true, and yours is waiting at 9B Pycombe Way! Whether you're a savvy investor, a first-time buyer, or a family yearning for a slice of paradise, this home has something special for everyone. Don't let this golden opportunity slip away. Call us now to book your exclusive viewing and experience a lifestyle upgrade! **DON'T MISS OUT CALL ADAM NAUMOVSKI ON 0424 364 326 ADAM NAUMOVSKI | FOR ALL YOUR REAL ESTATE NEEDS**

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