

# 1 Regatta Drive, Edgewater, WA 6027



## House For Sale

Sunday, 23 June 2024

1 Regatta Drive, Edgewater, WA 6027

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 740 m2

Type: House



Damian Martin

0432269444

## End Date Process

ALL OFFERS PRESENTED WITHIN 24 HOURS OF RECEIVING THEM Perched opposite the idyllic trees surrounding Lake Joondalup is this generous family home. With well regarded schools just a few hundred metres away, Mullaloo Beach a short drive away, and beautiful parks and playgrounds just over the road, this is a premium location for families. On a large corner block, this home offers endless potential with its size and flexible floorplan. With 4 bedrooms and 2 bathrooms, this is the perfect family home. With two separate living areas as well as a dining area, you have the space to create your ideal family room, games room, sitting area, or lounge room. Your home can adapt to the changing needs of your growing family! With renovations required, you can transform a great floor plan in to the dream finished home of your dreams. The spacious country style kitchen packs plenty of character, with ample bench space for meal preparations, as well as a built-in pantry and island bench. Dine casually at the island bench or enjoy your meals as a family in the dining room. On a winter's night, step down into the expansive family room that comes complete with a gorgeous fireplace adding ambiance and warmth to area. Those who aren't on dish duty can head straight from dining in the dining area into the front lounge room to catch up on their favourite shows. The roomy master suite is fitted with a blissful bay window, the ideal spot for a bench seat where you can take in the beautiful garden views while basking in the warmth of the afternoon sun. The ensuite bathroom comes complete with both overhead and vanity storage, along with a well-appointed shower recess. The master bedroom comes with a walk-in wardrobe with ample storage space. The secondary bedrooms have close access to the common bathroom, with a built-in bath that is great for young families. The home offers reverse cycle air-conditioning throughout so you can stay comfortable all year round. When the weather is warm, head out the back and relax in the established gardens and enjoy what this property has to offer. All the amenities you could need are just on your doorstep in this picturesque, family friendly suburb. Create your forever home with these great bones!

SCHOOL CATCHMENT Edgewater Primary School (750m) Belridge Secondary College (3km) RATES Water: \$1230 approx. FEATURES\* 4 Bedrooms\* 2 Bathrooms\* Separate Lounge Area\* Open Plan Family Area with Fireplace\* Master Bedroom with Walk-in Wardrobe and Ensuite\* Reverse Cycle Air-Conditioning\* Garden Shed\* Generous Carport\* Large Front Yard with Established Trees\* Beautiful Tree Top Views of Park Opposite\* Solar panels - 4kw LIFESTYLE 20m - Yellagonga Regional Park 350m - Milestones Early Learning Edgewater 409m - Picnic Cove 550m - Lake Valley Park 650m - St Clair Park 850m - Mater Dei College 1.1km - Edith Cowan University 1.4km - Joondalup Square 1.4km - Yellagonga Regional Park 1.7km - Revo Fitness 1.9km - Edgewater Train Station 2km - Neil Hawkins Park 2.1km - Edgewater Shopping Centre 2.6km - Lakeside Joondalup Shopping Centre 2.6km - Joondalup Train Station 2.7km - Varsity Joondalup 2.9km - Joondalup Health Campus 4.4km - Joondalup Resort 6.5km - Mullaloo Beach