

**11 Arbon Place, Lynwood, WA, 6147**



**House For Sale**

Friday, 16 August 2024

11 Arbon Place, Lynwood, WA, 6147

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



David Milkovits  
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## Family Friendly

Right beside a cheerful park at the end of a sleepy cul de sac this delightful 3 bedroom brick and tile home says quality living at every turn.

With sought after Bannister Primary and highly rated Lynwood High Schools, sporting parks, Nature reserves and public transport in easy reach this is the lifestyle opportunity you have been waiting for.

A light filled central living room features plenty of window space and leads to dining area which has an open scheme design to a well appointed walk through kitchen - all tied together with quality timber look floorcoverings.

An enclosed patio area has access through both the living area and an external door making it the perfect work from home, rainy day retreat, studio or personal getaway.

Outside the huge 701sqm block opens before you revealing covered outdoor entertaining, neat lawns and well defined border gardens - perfect to build your shed, granny flat or extend the existing home (subject to relevant authority approvals)

### In A Nutshell

- 3 Generous Bedrooms
- Double Built ins to Main Bedroom
- Renovated Family Bathroom
- Light Filled Living Zones
- Split System Air Conditioning
- Bright Airy walk Thru Kitchen With...

Plenty of Counter Space

Gas Stainless Steel Upright Cooker

Above and below storage

Tiled Splashbacks

- Open dining area
- Enclosed activity centre with dual access
- Ceiling Fans
- Split System air Conditioning
- Covered Alfresco Entertaining
- Double Width driveway
- Gated entry to rear through the Carport
- Fully Fenced from the Street
- Lawn area framed by easy care border gardens
- Big 701m Green Title Block with R20 Zoning

Family friendly location - Quality appointments - Room for the future

What are you waiting for?

Approximate Rates

Council \$1690

Water \$1050

Rental Estimate Approx \$650pw

PRICE GUIDE AVAILABLE: YES - Just click the EMAIL agent button for rapid reply.

NO Early Viewings available. Viewing Period is published on this site on Thursday evening.

Call David Milkovits - 0412 999 775 - Now Over 2700 Local Homes Sold

**IMPORTANT:** While care is taken to gather data from usually reliable sources the information provided is for use as a guide only and does not form part of any contract and should not be taken as an accurate representation. Drawings and diagrams are not to scale and distances are approximate. Rental Estimates are based on current rental rates and can not be relied on for future returns - Intending buyers should rely solely on their own enquiries. Virtual enhancements may have been used for illustration purposes only.