

# 11 Scole Place, Huntingdale, WA 6110

CENTURY 21

## House For Sale

Sunday, 23 June 2024

11 Scole Place, Huntingdale, WA 6110

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 683 m<sup>2</sup>

Type: House



Josh Brockhurst

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## EXPRESS SALE

PLEASE NOTE: This property will be sold As-Is. Nestled in a cosy cul-de-sac, this charming 4-bedroom, 1-bathroom family home is ready to welcome you home. Picture afternoons with the kids running off their energy in the nearby Charles Hook Park or easy mornings walking with the kids to school at Huntingdale Primary School, just a stone's throw away. Step inside, and you're greeted by a lounge room. Imagine curling up by the feature fireplace on a chilly evening, your favourite book in hand, while the in-wall air conditioning ensures comfort through the summer months. Need more space? No problem! The separate dining area beckons with its sliding door access to the patio, perfect for seamless indoor-outdoor living. Now, let's talk about the heart of the home—the kitchen. It's not just a place to whip up meal; it's strategically placed within the centre of the home so you're never far from the action. With its galley-style layout and breakfast bar, there's plenty of room for your inner chef to shine. And when it's time to unwind, the separate family room offers a cosy retreat overlooking both the kitchen and the patio. Bedtime bliss awaits in the master bedroom, complete with its own split system air conditioning for those balmy nights. Built-in robes in bedrooms 2 and 3 ensure storage is never an issue. The bedrooms are serviced by a central bathroom. Presented in original condition, it's very useable in its current condition, but offers plenty of scope for a facelift and an opportunity for you to stamp your mark!

FEATURES: \*☑ Welcoming lounge room enjoying in-wall air conditioning, gas point and feature fireplace. \*☑ Separate dining providing sliding door access to the patio. \*☑ Galley-style kitchen with breakfast bar plenty of storage. \*☑ Separate family room overlooking the kitchen and patio. \*☑ Good-sized master bedroom complete with split system air conditioning. \*☑ Original bathroom offering a shower over a roman bath. \*☑ Built-in robes available in bedrooms 2 and 3. \*☑ Private courtyard to the front of the home, with covered patio roof sheltering the front door. \*☑ Paved patio for outdoor living and entertaining. \*☑ Single garage offering private parking behind a roller door. \*☑ Separate carport offering parking for up to 2 cars (end-on-end). \*☑ Solar panels to help with the cost of power. \*☑ Good-sized backyard, a blank canvas for you to build your own oasis. \*☑ Below ground pool offering relief to the heat of our scorching summers. A private courtyard at the front of the home sets the stage for morning coffee rituals. Outdoor entertaining? Bring it on! The paved patio is your canvas for alfresco dining and summer soirées, while the below-ground pool promises sweet relief from the scorching Perth sun come summer. Concerned about parking? Fear not! With a single garage and a separate carport accommodating up to 2 cars (end-on-end), there's plenty of space for your wheels. And with solar panels helping to offset the cost of power, you can enjoy guilt-free energy savings year after year. So, what are you waiting for? Come make this house your home sweet home. Your happily ever after starts here! For more information and inspection times contact: Agent: Josh Brockhurst Mobile: 0410 490 198

PROPERTY INFORMATION Council Rates: \$470.00 per qtr Water Rates: \$291.47 per qtr Block Size: 683 sqm Living Area: 134 sqm approx. Zoning: R17.5 Build Year: 1975 Dwelling Type: House Floor Plan: Not Available

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