

**121 Huntingdale Road, Huntingdale, WA, 6110**



**House For Sale**

Saturday, 14 September 2024

121 Huntingdale Road, Huntingdale, WA, 6110

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **This could be your Dream Home!!**

Welcome to 121 Huntingdale Road, a stunning family home offering modern convenience and spacious living in one of Huntingdale's most sought-after neighbourhoods.

Built in 2015, this 4-bedroom, 2-bathroom residence perfectly blends style, comfort, and practicality. Set on a generous 500m<sup>2</sup> block with a total covered area of approximately 232.13m<sup>2</sup>, this home provides ample space for a growing family and an easy lifestyle.

### **Living and Dining Areas**

Step into the heart of the home, a sizeable open-plan living and dining area that offers the perfect space for family gatherings or entertaining guests. The open layout ensures a seamless flow between the living room and the dining area, making it an ideal setting for creating memories with family and friends. Whether it's a cozy family dinner or a special occasion, this space is designed to accommodate it all.

### **Gourmet Kitchen**

The spacious kitchen is crafted for both functionality and style. It offers abundant storage with a pantry, overhead cupboards, and a fridge recess to organise your essentials. Equipped with stainless steel appliances, a tiled splashback, a dishwasher recess, pendant lights, and a sleek stone benchtop, this kitchen is ideal for both quick breakfasts and gourmet meals. Its thoughtful design ensures efficient meal preparation while keeping you engaged with the dining and living areas.

### **Home Theatre**

Movie nights just got better with your very own dedicated home theatre. Whether you're watching the latest blockbuster or enjoying a family movie night, this space is designed to provide an authentic cinematic experience right in the comfort of your own home. With ample space for comfortable seating, it's the perfect spot to unwind and relax.

### **Spacious and Inviting Bedrooms**

The home boasts 4 generously sized bedrooms, each thoughtfully designed to prioritize comfort and functionality. These rooms offer ample space, making them ideal for relaxation while catering to a modern family's everyday needs.

**Master suite:** The master suite is a true retreat, complete with a luxurious ensuite and built-in robes for both "his and her" needs, offering plenty of storage space. The master ensuite features sleek finishes, high-quality fittings, a separate toilet, and an extended shower, creating a tranquil, relaxing space.

**Other 3 bedrooms:** The remaining three bedrooms are equally impressive in size, offering plenty of room for family members or guests. All rooms are also equipped with built-in robes, providing a practical solution for storage while maintaining a clean, organized look.

The second bathroom is conveniently located between the second and third bedrooms, making it easily accessible for the rest of the family or guests.

**Separate Laundry Space:** The home also features a dedicated and well-organized laundry space designed to make household chores both efficient and convenient

### **Outdoor Living at Its Best**

Experience outdoor living in the well-designed alfresco area, perfect for relaxing, hosting BBQs, or simply enjoying the fresh air. The space features paved flooring, wooden decking, and a natural grass garden, creating a visually appealing and pet-friendly environment that makes a great impression on guests. The property's reticulation system ensures your garden remains lush and green year-round with minimal upkeep, allowing you to effortlessly maintain a beautiful outdoor space.

## Key Features

- Land Size: 500m<sup>2</sup> and total cover area of approximately 232.13m<sup>2</sup>.
- Bedrooms: 4 generously sized bedrooms with built-in robes.
- Master Suite: Luxurious master suite with ensuite and his-and-her built-in robes.
- Bathrooms: 2 modern bathrooms, including an ensuite and a family bathroom.
- Living Area: Large open-plan living and dining area.
- Kitchen: Spacious kitchen with fridge recess, ample shelving, and modern finishes.
- Theatre Room: Dedicated home theatre for entertainment.
- Laundry: Separate laundry with functional storage and workspace.
- Garage: Double garage secure parking.

## Extras:

- Insulation: BGC R 4.0 Batts ceiling insulation for energy efficiency.
- Air Conditioning: Evaporative cooling system for climate control.
- Solar Power: 6.6KW solar panels with 5KW Fronius inverter for energy savings.
- Reticulation: Fully installed and operating reticulation system for garden maintenance.
- Garden Shed
  - The water heating is Solar powered / Electric boosted

## Proximity (derived from Google Maps):

Approximately 1.1Km from Huntingdale Primary School

Approximately 1.8km to Southern River College

Approximately 2.3km to Ashburton Drive Primary School

Approximately 500m from Huntingdale Forum

Approximately 2.6 km from Ashburton Village Shopping Centre

## Don't Miss Out on This Incredible Opportunity

121 Huntingdale Road offers the perfect combination of modern design, comfort, and practicality. Whether you're a growing family or looking for a spacious, well-equipped home, this property has everything you need to live your best life. With its prime location, modern features, and energy-efficient design, this home won't be on the market for long.

Contact us today to arrange a viewing and make 121 Huntingdale Road your new family home. This is your chance to secure a property that ticks all the boxes for contemporary living!

Please Contact us to organize a viewing or for any queries:

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