

12a Castlegate Way, Woodvale, WA 6026

House For Sale

Tuesday, 2 July 2024

12a Castlegate Way, Woodvale, WA 6026

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 436 m2

Type: House



Rodney Vines

0417917640

FROM \$738,888

Stunningly situated directly opposite the picturesque outskirts of beautiful Yellagonga Regional Park, this surprisingly-spacious 3 bedroom 1 bathroom duplex half will interest the likes of first-home buyers and down-sizers seeking something they can move into right away, yet can also add their own personal modern touches to, when the time is right. The splendid tree-lined views are on offer immediately from within the comfort of the large, sunken and carpeted front lounge room – complete with a ceiling fan, a gas bayonet for winter heating and delightfully overlooked by a carpeted formal-dining room that is also reserved for those special occasions. Also at the front of the residence is a spacious and carpeted master-bedroom suite that allows you to wake up to its own slice of the leafy green vista, with ample natural light in the morning, a ceiling fan and an over-sized walk-in wardrobe complemented by semi-ensuite access into a light and bright bathroom where a shower and separate bathtub help cater for everybody's own individual needs. The two spare bedrooms are also carpeted under foot, with the second bedroom playing host to a ceiling fan and built-in double robes for good measure. The third bedroom has a built-in robe also. A separate laundry next to here extends out to the side of the property for drying. The tiled kitchen and open-plan family and dining area forms a functional hub of the floor plan, graced by air-conditioning and another gas bayonet. The kitchen itself is a practical space and features double sinks, a storage pantry, a gas cooktop and a Simpson Nova oven/grill. Outdoor entertaining off the family room is catered for by a fantastic covered patio area, amidst a private backyard setting with some lawn, a drying courtyard and a garden shed for storage.

WHAT'S INSIDE:

- 3 bedrooms, 1 bathroom
- Spacious and sunken front lounge room
- Formal-dining room
- Open-plan family/meals area
- Central kitchen with a gas cooktop
- BIR's to all bedrooms
- Semi-ensuite access from the master bedroom, to the separate bath and shower
- Separate laundry
- Separate toilet
- Double linen press

WHAT'S OUTSIDE:

- Outdoor patio-entertaining area
- Tranquil backyard with lawn and a drying courtyard
- Garden shed
- Pitched/raked double carport

SPECIAL FEATURES:

- No strata fees to pay
- Ceiling fan to the front lounge room
- Air-conditioning to the family room
- Gas bayonets in both living areas
- Security doors and screens
- NBN internet connectivity
- Foxtel connectivity
- Gas hot-water system
- Side access
- 436sqm (approx.) land size
- 122sqm (approx.) of house space
- Built in 1989 (approx.)

The original owners of the home are ready to go to market for the first time ever and have loved absolutely everything about living here, including being so close to spectacular parkside walking trails – even at the nearby Woodvale Nature Reserve and other lush neighbourhood parklands and reserves. A close proximity to bus stops and easy access to the Woodvale Village Shopping Centre, the Woodvale Tavern and North Woodvale Primary School are an added bonus, with wonderful community sporting facilities, Woodvale Secondary College, more shopping, the Woodvale Public Library, the Edgewater and Whitfords Train Stations, the freeway, the coast and everything in between all so conveniently within arm's reach. Now this is what you call “position perfect”! Please contact RODNEY VINES on 0417 917 640 for further details and to register your interest today.

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