

**13a Purley Crescent, Lynwood, WA 6147**



**House For Sale**

Wednesday, 19 June 2024

13a Purley Crescent, Lynwood, WA 6147

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tom Mischak

**From \$699,000**

**\*\* First Viewing - Saturday 22nd of June - 1:00pm to 1:40pm \*\***Tom Miszczak from The Agency is pleased to bring this Near New 2023 Built home to the market. Featuring an outstanding floor plan with open plan living, theatre room and 4 great sized bedrooms, this one will tick all the boxes, all while being located behind a perfectly private gate giving extra parking for family and friends. The high ceilings, stone benchtops and quality appliances perfectly complete this premium residence that is located opposite Bannister Creek Primary School and in this superb growth area. Rental Estimate - \$800 to \$850 per week. Features include:- 4 Bedrooms- 2 Bathrooms- 2 Car Garage- Plus Ample Extra Parking- Completed in 2023- Open Plan Living- Theatre Room- Reverse Cycle Ducted Air-Conditioning- 900mm Westinghouse Induction Cooktop- 900mm Westinghouse Electric Oven- Dishwasher- Stone Benchtops Throughout- High Ceilings- Electric Gate- Artificial Lawn- LED Downlights- Under Roof Alfresco- Council Rates approx \$1880 pa- Water Rates approx \$770 pa. From the moment you step into this private and contemporary masterpiece you'll fall in love with the amount of space and quality that this home possesses. The warm and neutral tones plus outstanding features give this home a luxurious and inviting feel. The open plan living space is a generous space with ample room to rest and unwind with the kitchen sitting at the heart of the home. The natural light floods into this space and you and your family will love spending time here. The theatre room adjacent provides the perfect setting for family movie night or could also be converted into a 5th bedroom if required. The master bedroom sits conveniently away from the others and enjoys a great sized walk in robe and quality ensuite bathroom with dual vanities and a wonderful palette. Bedrooms 2, 3 and 4 are all located towards the Southern side of the home and are all great sized rooms with space for double beds in each plus built in robes already in place. The main bathroom continues the family feel with a separate shower and bath for the little ones (or mum) to enjoy. Out the back the large alfresco space overlooks the ultra easy maintenance garden with artificial lawn giving you the time to spend with family and friends but without having to work on it. Don't delay, near new homes in this location are rare as hens teeth. Contact your REIWA award agent today - Tom Miszczak on 0400 217 162. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.