

15 Nuytsia Lane, Churchlands, WA, 6018

EDISON **McGRATH**

House For Sale

Friday, 16 August 2024

15 Nuytsia Lane, Churchlands, WA, 6018

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Michael Hallam

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A Lush Tranquil Outlook and Direct Park Access

OFFERS CLOSING 27 AUGUST AT 5PM (IF NOT SOLD PRIOR)

This property oozes the "wow factor". Located in the heart of the Churchlands Green estate in one of the most tranquil positions, this beautifully presented 4 bedroom, 2.5 bathroom home with stunning lush outlook and direct park access offers a perfect blend of modern luxury and practical design, ideal for families seeking both comfort and style.

As you step inside, you are instantly welcomed by the warmth of Tasmanian Oak timber flooring which sets the tone for a sophisticated and inviting atmosphere.

The expansive open plan kitchen-meals-family area enjoys a superb leafy vista with glass sliding doors opening onto the front courtyard. The sleek modern chef's kitchen features a waterfall island bench with stone tops, Bosch appliances, glass splashback, walk-in pantry and handy study nook.

Sliding doors open from the kitchen area to the alfresco entertaining area with lovely feature leafy screening and exposed aggregate surrounds. Outdoor living is effortless and is perfect for relaxed family gatherings or quiet moments of reflection. A separate powder room on the ground floor adds convenience for guests.

The stylish glass and timber staircase leads to the upper level where you'll find the zoned master suite of grand proportions with its own private retreat/study area with sliding doors opening into the master bedroom with large balcony overlooking the gorgeous lush surrounds. A spacious walk-in robe, and sparkling ensuite with double shower completes the stunning parent's haven.

A living area separates the master bedroom from the children's wing which has three bedrooms each with mirrored wardrobes, a main bathroom with bath and separate WC and a linen closet for extra storage.

Additional highlights include

Ducted reverse cycle air conditioning

Security alarm

Heavy duty security screens

Laundry with lots of storage and internal drying area

Under stair storage

Double remote garage with extra storage area is accessed from the laneway and has an internal shopper's entry

This amazing location not only has direct views and access of the park but is across the road from the popular Edith Cowan Reserve.

Here in Churchlands Green, only walking distance separates your home from Churchlands Primary, whilst Newman College, Wembley Golf Course, beautiful Herdsman Lake and Churchlands Senior High School are also close by, as are the likes of Hale, shopping at Floreat Forum and Herdsman Fresh.

Talk about a winning location! This property is ideal for the active downsizers, professional couples or families wanting a very low maintenance lifestyle.

For more details reach out to Michael Hallam on 0407 470 100.