

18 Pruiti Crescent, Lesmurdie, WA 6076

House For Sale

Sunday, 23 June 2024



18 Pruiti Crescent, Lesmurdie, WA 6076

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 1999 m2

Type: House



Phil Calpakdjian
0438240500



Cos Rando
0418291808

Offers From \$950,000

Boasting a commanding corner presence on almost half-an-acre of pure Perth hills' bliss and tranquillity, this fantastic 4 bedroom 2 bathroom family home will keep everyone happy with its practicality, functionality and overall comfort. The residence is nestled amidst established gardens and has plenty of sprawling green lawn space for the pets to run around on, too. Welcoming you inside is a spacious front living room with soaring high ceilings, a built-in study nook/desk, a gas bayonet for heating, a burning pot-belly wood-fireplace heater to also help counter the winter chill and a sliding door extending out to the yard. The open-plan kitchen and dining area keeps conversation and meals separate, featuring its own gas bayonet, a breakfast bar for quick bites, sleek modern bench tops, double sinks, glass splashbacks, a stainless-steel Bosch dishwasher, stainless-steel range-hood and oven appliances and a quality ceramic cooktop in between. All four bedrooms are carpeted, inclusive of the three spare bedrooms - all playing host to double-door built-in wardrobes. They are also serviced by a fully-tiled main family bathroom with a bathtub. The obvious pick of the sleeping quarters is a larger master suite with triple mirrored-sliding-door built-in robes of its own - complemented by a private ensuite with a shower, heat lamps, twin "his and hers" vanities, under-bench storage and floor-to-ceiling tiling. The stylish laundry is separate, comprises of under-bench storage and extends outside for drying. Also outdoors and accessible via the dining room, a generous 78sqm (approx.) pitched patio-entertaining area has ceiling fans to help circulate the fresh air and will effortlessly cater for absolutely any family occasion. A huge 10m x 9m (approx.) workshop shed - with extra storage options within - is every "tradie's" dream and completes this wonderful package, also benefitting from full side access via Glen Avon Street - the property's second frontage. Enjoy a lovely walk with the kids up to the playgrounds at both Peter Theil Park (only metres away) and the lush Flora Terrace Reserve, with bus stops, the Lesmurdie IGA supermarket and Kalamunda Christian School all within easy strolling distance, too. A close proximity to local sporting facilities, more shopping, St Brigid's College, Mazenod College, Lesmurdie Senior High School and the picturesque walking trails of our spectacular Lesmurdie Falls National Park is simply just an added bonus. Something very special awaits you here, that's for sure! Features include, but are not limited to:

- Low-maintenance timber-look flooring to the living and kitchen/dining areas
- Stylish modern kitchen and laundry spaces
- Dishwasher
- Robes in every bedroom - including the master suite
- Fully-tiled ensuite and main bathrooms
- Large outdoor patio-entertaining area - with ceiling fans
- Ducted reverse-cycle air-conditioning
- Gas-bayonet heating
- Down lights
- Skirting boards
- Security doors
- Gas bottles on property
- Instantaneous gas hot-water system
- Bore-reticulated gardens
- Garden shed
- Double carport
- Ample driveway parking space
- Side access to a huge workshop shed
- Massive 1,999sqm (approx.) corner block with room for a future swimming pool
- Built in 1977 (approx.)