

**26 Halcyon Way, Atwell, WA, 6164**

**Regal Gateway**

**House For Sale**

Sunday, 8 September 2024

26 Halcyon Way, Atwell, WA, 6164

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Jason Kingdon

## **Prime Location: Spacious 4-Bedroom Home with 4-Car Garage**

This beautifully renovated home, built in 2006, sits on a spacious 600sqm block and offers 239sqm of thoughtfully designed living space. With its prime location within walking distance to the picturesque Harvest Lakes, local schools, parks, public transport, and the nearby Harvest Lakes Shopping precinct, this property is a rare find that you won't want to miss!

As you step inside, you're greeted by a front formal sitting room or TV room, perfect for relaxation or entertaining guests. The king-sized master suite is a true retreat, featuring his and hers walk-in robes and an ensuite complete with a shower, separate toilet, and dual vanities.

The heart of the home is the well-appointed kitchen, offering everything you need for culinary success, including a dishwasher, separate oven and cooktop, range hood, microwave recess, walk-in pantry, double fridge/freezer recess, and ample storage. The kitchen conveniently connects to the open-plan family and dining area, making it ideal for everyday living and social gatherings.

For those who love movie nights or need a space for games, the separate theatre room, equipped with block-out curtains, is a fantastic addition. There's also a versatile activity room or study, perfectly positioned among the three generously sized kids' bedrooms, each with spacious robes.

The family bathroom is well-appointed, and the home features quality carpets and tiles throughout, adding a touch of elegance and comfort. A guest toilet and a family-sized laundry with an expansive benchtop and large linen cupboard add to the home's practicality.

Step outside to discover an expansive enclosed gabled patio, seamlessly extending the living space for year-round entertaining. A grassy area at the rear of the home offers a great space for kids or pets to play.

Additional features include a 4-car garage, a polished concrete driveway, a CCTV security system, tinted front and rear windows and ducted reverse cycle air conditioning for ultimate comfort.

This home combines style, space, and a sought-after location, making it a must-see for anyone looking to enjoy the best of this beautiful location.

Act quickly, or you might miss out on this incredible opportunity!

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