

# 3 Lancelot Green, Wattle Grove, WA 6107

**BELLCOURT.**

## House For Sale

Friday, 5 July 2024

3 Lancelot Green, Wattle Grove, WA 6107

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 601 m2**

**Type: House**



Phoebe Shi  
0864787811



Johnson Loh  
0433003891

## OFFERS

Stunningly situated opposite the beautiful Woodlupine Park, this fantastic 4 bedroom 2 bathroom family home boasts a functional and free-flowing floor plan, with something for everybody to enjoy. At the front of the house, a spacious and carpeted theatre room has dual entry and exit points just like a real cinema, as well as a media recess for good measure. Opposite the entry hallway sits a large master-bedroom suite with a walk-in wardrobe and an intimate ensuite bathroom – comprising of a shower, separate bathtub, vanity and toilet. The open-plan family, meals and kitchen area doubles as a huge central hub, whilst an activity room – or play space – for the kids services the minor bedrooms. The second bedroom has a built-in robe of its own, whilst the third and fourth bedrooms – on either side of the third living zone – both have walk-in robes. The second bedroom even enjoys semi-ensuite access through to the main family bathroom, complete with a shower and powder vanity. A separate second toilet can be found off the laundry. Outdoors and off the meals space sits a delightful covered alfresco-entertaining area, splendidly overlooking the most private of backyard settings. It is neighboured by a massive pitched patio down the side of the property that helps cater for larger family gatherings and those special milestone birthdays and occasions. Aside from the sprawling green parklands virtually doubling as your second front yard, you and your loved ones will fully appreciate living within walking distance of bus stops, with Wattle Grove Shopping Centre, Wattle Grove Primary School, the Hartfield Golf Club, major arterial roads and the new High Wycombe Train Station – part of the Forrestfield-Airport link that services the neighbourhood and surrounding areas – all only minutes away in their own right. For contemporary comfort and convenience, look no further. This is the one! Other features include, but are not limited to; -Tiled entry foyer -Stainless-steel appliances in the kitchen – including a quality dishwasher -Carpeted bedrooms -External/side access for drying, off the laundry -Walk-in linen press – off the activity/play room -Ducted and split-system air-conditioning -Ducted gas heating -Ducted evaporative cooling -Down lights -Feature skirting boards -Security doors/screens -Remote-controlled double lock-up garage, with internal shopper's entry via the kitchen -Built by Ross North

Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. Whilst Bellcourt have made every effort to ensure the information listed (including but not limited to chattels, features, photos and all all rates) is reliable and accurate at the time of advertising the property all clients must carry out their own independent due diligence to ensure the information provided is correct and to the buyers expectation.