

**30 Babylon Bend, Landsdale, WA 6065**

deacon & humble

**House For Sale**

Thursday, 4 July 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Offers Guide: Low-Mid \$900's

Discover the modern allure of this exceptional residence in the Corimbia estate, where practical design and striking contemporary decor merge to create a tranquil family retreat. A modern elevation and spacious entry lead you to the expansive master bedroom, featuring high ceilings, walk-in robe, and an ensuite with a stone bench and double vanity. At the heart of the home is the open-plan living area with raised ceilings and a stunning modern kitchen equipped with an island, stone benchtops, waterfall ends, an appliance cabinet, and feature lighting. Designed for families, this clever layout allows the living area to seamlessly open to the private alfresco and low-maintenance gardens, ensuring the ultimate indoor/outdoor experience. Completing the home is a separate theatre room with a coffered ceiling, generously sized minor bedrooms with built-in robes, plantation shutters, ducted air conditioning, solar panels, and many more premium features throughout. This urban sanctuary is located close to Rousham Park and within walking distance of the Landsdale Forum, parklands and schools - The Opportunity.

Large entry door & security screen  
Solar panels  
Perimeter alarm system  
Smart wiring  
Plantation shutters  
Automatic roller shutters  
Led downlights  
Panasonic ducted reverse A/C  
High ceilings throughout  
Master bedroom with large walk in robe  
Ensuite with double vanity  
Stone benchtop  
Enclosed wc  
Theatre with coffered ceiling  
Double garage with shoppers entry  
Kitchen with stone benchtops  
Waterfall edges  
Walk in pantry  
Double fridge with plumbing  
Undermount sink  
Appliance nook with power  
Miele dishwasher  
Microwave recess  
900mm appliances  
Overhead storage  
Double sliding door to alfresco  
Ceiling fan  
Synthetic lawn  
Bedroom 2 with double robe  
Bathroom with stone benchtops  
Laundry with stone benchtops  
Double sliding storage  
Bedroom 3 with double robe  
Bedroom 4 with double robe  
Celebrations built 2016  
Land: 406m<sup>2</sup>

Disclaimer: This property information is provided for marketing purposes and should not be solely relied upon when making a decision to purchase. Measurements may be estimated as a guide, distances are estimated using Google Maps, reference to a school does not warrant availability of that particular school, photos may contain virtual furniture for illustration purposes. The Agent makes no warranty in relation to the accuracy of this information and prospective purchasers are advised to make their own enquiries and checks.