

**35 Lydon Boulevard, Atwell, WA, 6164**

**House For Sale**

Wednesday, 14 August 2024



35 Lydon Boulevard, Atwell, WA, 6164

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jason Hodgson  
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## STUNNING TWO STOREY FAMILY HOME

Jason Hodgson is excited to present this stunning family home which presents in immaculate condition and is awaiting the next lucky family to enjoy. Set over two levels and perched on an easy care and large 687sqm block, this ripper has a massive 241sqm of internal living area.

Walking in through the double door entry, you will see the house is lovingly maintained and partially renovated. Freshly painted, new carpets, window treatments and exquisite new kitchen are some of the key things you will be blown away by. Immediately to the left is the generous home office which is beautifully appointed with built in cabinetry including cupboard and desks. This is the ideal work from home space. To the right is a formal dining/lounge room, or kids activity room, depending on your requirements.

Walking through into the main open living area and past the grand staircase is a large space incorporating family room, meals area and huge games room. This living space forms the heart and soul of this family abode and also gives you flexibility in the layout of the floor plan.

The kitchen here will blow your mind, and the current owners have spared no expense in its renovation. The storage space alone will impress, as will the abundance of high-quality stone benchtops to the main counter and island bench. With near new appliances including wall oven, 900mms gas cooktop, rangehood and dishwasher, there is also a dedicated microwave recess, large pantry and double fridge recess. There is also a shopper entry direct from the garage and impressive features glass splashback.

Upstairs is dedicated to the parents with a king size master suite complete with walk in robe and well appointed ensuite. With a separate living zone away from the noisy kids, this is the idea parents retreat. The minor bedrooms are located in a separate wing downstairs and bed 2 is queen in size and 3/4 are double in size. All have built double door robes, quality floor covering and window treatments, plus privacy and security. They share a functional main bathroom with both shower and bath and large vanity.

Outside is the quintessential Aussie backyard. At the centre piece is a very large gabled patio which gives all year-round entertaining options for the whole family. The expansive brick paving makes this backyard low maintenance but also gives ample space for a workshop or even pop in a pool! As added extras there is a secure spa area and built in bar for further entertaining options.

Other property features include:

- Multiple living zones over two levels with over 241sqm of internal living area
- Double lock up garage with rear access and shoppers entry
- Ducted air conditioning over both floors
- Lovingly updated and immaculately maintained and presented
- Solar hot water system with electric booster
- Stunning near new kitchen, cannot be faulted
- Only minutes away from Fiona Stanley hospital and Murdoch Health Precinct
- Plus heaps of other features, viewing is essential

This part of Atwell has been a destination suburb for families for over two decades because of its reputation for convenient location, schooling options and public transport and freeway access. With only 20mins to the Perth CBD, you are also only a short drive to Coogee beach, Cockburn Gateway shopping centre plus many other conveniences. For more information about the property, please contact Jason Hodgson at [jason@semplepg.com.au](mailto:jason@semplepg.com.au).

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any

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