

**38 Sovereign Avenue, Willetton, WA 6155**

**House For Sale**

Wednesday, 19 June 2024



**38 Sovereign Avenue, Willetton, WA 6155**

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 681 m2**

**Type: House**



Nikki Varga

0419956944

## Offers Over \$1,400,000

Nikki Varga is delighted to present to the market 38 Sovereign Avenue, Willetton. In sought after Willetton location only a hop skip and jump from Willetton Senior High School and Southlands Boulevard, this beautifully kept and immaculately presented 5-bedroom 2-bathroom home will tick all the boxes. WHAT YOU WILL LOVE:- 5 Bedrooms, robes in all bedrooms- 2 Bathrooms, ensuite and main bathroom, main with roman bath, perfect for the little ones- Spacious formal lounge/dining room area with built in cabinet and wall mounted TV included in the sale- Open plan kitchen/dining area- Well appointed kitchen with large pantry, gas cooking, wall oven fridge recess, microwave recess, double sink, and dishwasher- Separate games/activity room with solid timber flooring - Reverse cycle air-conditioning throughout- Solar panels (16 panels)- Alarm system- Security screens to all windows and doors- Front windows tinted as well as roller shutters to bedrooms 1, 3 and 4- Automatic bore reticulation to the front and back of the property- Double garage with automatic door- Fully fenced below ground salt pool with pool blanket and automatic cleaning equipment. Pool installed 13 years ago- Extensive paved pergola area, with built in BBQ, perfect for all year around entertaining- Powered shed to rear yard- Only a short stroll from Kingsford and Barracuda ParkWHAT YOU NEED TO KNOW:- Solid brick and tile home built in 1980 on 681sqm block- Council rates: Approximateley \$1,900 pa- Water rates: Approximatyely \$1,600 pa- Burrendah Primary School and Willetton Senior High School zonesDisclaimer: 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 contract.