

**41 Simla Place, Caversham, WA 6055**

THE AGENCY

**House For Sale**

Saturday, 29 June 2024

41 Simla Place, Caversham, WA 6055

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 619 m2**

**Type: House**



Wayne Bacich  
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## **\$729k PLUS**

Nestled in the tranquil suburb of Caversham, this delightful residence at 41 Simla Place offers a perfect blend of comfort and convenience. Located at the end of a whisper quiet cul-de-sac, this property promises a serene lifestyle in a friendly community with the popular Swan Valley a stone's throw away. This modern home is welcoming and ideal for a family, new home buyers, those looking to downsize or anyone seeking access to the local tourist hotspots. The home is well presented with integral features that include: 4 Bedroom by 2 Bathroom home R/C air conditioning throughout Outdoor games room area Multiple powered garden sheds Exercise pool + ceiling fans Secure 619m<sup>2</sup> lot Master bed with parents retreat Remodelled bathrooms Neutral tones Auto roller shutters Caversham is renowned for its picturesque parks including the beautiful lake and park which can be viewed from the property. You'll be situated in close proximity to the beautiful Whiteman Park, where you can enjoy weekend picnics, leisurely walks, and an array of family-friendly activities in a fantastic close knit community. The suburb also boasts easy access to local amenities, ensuring that everything you need is within reach. For families, the area is served by reputable schools such as East Beechboro Primary, Caversham Primary and Beechboro Christian School within close distance, making it an excellent choice for those with children. Public transport options and major arterial links are conveniently located nearby, providing seamless connectivity to the broader Perth region, with first class restaurants & wineries within easy reach as well. Don't miss out on this incredible opportunity to secure a charming home in Caversham at an unbeatable price. Act now and contact THE AGENCY today to make this dream home yours! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.