

46 Tuart Trail, Edgewater, WA 6027

julie ormston
& partners

House For Sale

Sunday, 23 June 2024

46 Tuart Trail, Edgewater, WA 6027

Bedrooms: 3

Bathrooms: 1

Area: 360 m2

Type: House



Luke Martin
0419769529

Be The First To View!

Nestled on a 360sqm block and overlooking Tuart Park, this adored home has been renovated throughout and is now ready for a new family to call it home. Boasting soaring, cathedral ceilings to the main living areas, a stylishly renovated kitchen and bathroom, and a stunning outdoor entertaining zone, this home will appeal to a broad range of buyers, from those looking to enter the property market for the first time through to those looking to downsize to a home that's more manageable and just the perfect size. Located on a quiet loop road in the family friendly lakeside suburb of Edgewater, the convenient lifestyle this property provides is seriously hard to rival. Within walking distance to the local shopping centre, multiple parks, public transport and the local schools, plus just a short drive to Lake Joondalup, the Joondalup shopping precinct and even Mullaloo Beach, everything you'll ever need is just moments away! Don't miss the OPPORTUNITY to secure YOUR piece of this highly sought-after suburb! Please call me today to arrange your viewing!

3 Bedrooms | 1 Bathroom | Family | Meals | Kitchen | Laundry | Patio | Shed

Features You'll Love:

- Opening the wide, timber front door reveals the lovely entrance hall, where you'll immediately notice the upgraded LED lighting and timber look flooring on offer.
- Stylishly renovated, this kitchen has everything the home chef needs to cook up a storm! Boasting dark benchtops that provide wonderful contrast to the crisp white cabinetry, this kitchen boasts a 4 burner gas cooktop and electric oven, integrated rangehood, double sink that overlooks the garden area, generous built-in pantry and ample storage, with a mix of under bench and over head cupboards and draws available. The clever layout also allows for food to be passed to the dining area with ease, with the breakfast bar area doubling as a servery space.
- Sitting behind the kitchen, the laundry offers good storage space and provides direct access to the washing line outside.
- Connecting together seamlessly, the living and dining rooms are sure to impress! Featuring a cathedral ceiling, LED downlights and timber look flooring, the sense of space and light in this area is amazing, and with a wood fire, which sits on a marble slab, and a split system reverse cycle air conditioner available, you'll be comfortable as you relax and unwind in here all year round!
- Sitting at the front of the home, the main bedroom boasts plenty of room for a king sized bed plus free standing furniture, and offers soft, carpeted flooring, new dual aspect windows and a mirrored, built in double wardrobe.
- You will love this beautifully renovated family bathroom! Boasting an open wet area design, this luxurious bathroom features a matte black, dual rainhead shower with recessed shower niche, luxurious soaking tub, floating vanity with overhead mirrored cabinet, heater lamp, plus luxurious floor to ceiling tiling. It's absolutely stunning!
- Bedrooms 2 and 3 are both good sizes, with bedroom 2 providing a double built-in wardrobe and bedroom 3 providing sliding door access to the covered storage area.
- If you like spending time outside, whether that be entertaining family and friends, or simply relaxing and listening to the sounds of the birds, this north facing backyard is going to impress! Stepping outside, you find yourself under the expansive gabled patio, which is near new and is a wonderful space you can enjoy all year round! Featuring composite decking and weather blinds to the side, the patio overlooks the gorgeous garden, with lush green lawn for the kids and pets to run around on and lovely mature trees running along the fence line. What a tranquil area to enjoy!
- The concrete driveway provides off street parking for multiple vehicles, and you could easily add a garage or carport (subject to council approvals) if desired.

Extras Include: New Windows & Doors | New Security Screens | Split System Reverse Cycle Air Conditioner | Instantaneous Gas Hot Water System | Blow In Insulation | Wood Fire With Marble Slab | LED Downlights | Storage Shed | Reticulated Lawn | NBN Available

Built in 1977 on a 360sqm, green titled block

Great Places Nearby:

- Tuart Park
- Wedgewood Park
- Picnic Cove
- Edgewater Shopping Centre
- Edgewater Train Station
- Edgewater Primary School
- Mater Dei College
- Joondalup Shopping Precinct
- HBF Arena
- Mullaloo Beach
- Ocean Reef Marina

Whilst every care has been taken with the preparation of the details contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.