

5 Blossomwood Road, Girrawheen, WA, 6064

CENTURY 21

House For Sale

Friday, 16 August 2024

5 Blossomwood Road, Girrawheen, WA, 6064

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Danny Sharrett

0894932221

PARK VIEWS AND MODERN COMFORT COMBINED!

Tucked away in the heart of the ever-popular Amble Estate, this modern 3-bedroom (plus study), 2-bathroom family home offers all the comforts of a new build without the headaches. Built in 2021, this contemporary home is perfectly positioned opposite lush communal open space, inviting you to soak up serene views and enjoy the simple pleasures of community living. An inviting space where you can meet with friends for a chat over a picnic lunch or where the kids can dash across the road for a playdate on the swings. It's all right here, ready and waiting.

Step inside, and you'll be greeted by an inviting open-plan living area that feels both spacious and cosy. The galley kitchen, complete with sleek stone benchtops, a gas cooktop, electric oven, dishwasher, and a walk-in pantry, is the heart of the home. Whether you're whipping up a family meal or entertaining friends, this space makes every moment a joy. The living and dining areas flow seamlessly together, creating a perfect hub for family life, all accentuated by gorgeous timber-look floors that add a touch of warmth and style.

The master suite provides a tranquil space to retreat with a large walk-in robe and a private ensuite that promises relaxation at the end of a busy day. Bedrooms two and three are equally well-appointed, each with their own walk-in robes, and are serviced by a sleek, contemporary bathroom. Need a little extra space for work or play? The light-filled study at the front of the house offers versatility—think home office, kids' playroom, or even a nursery for young families.

FEATURES:

- *Modern 2021 build in the sought-after Amble Estate
- *3 bedrooms, 2 bathrooms plus a study on a 296sqm green title corner block
- *Galley kitchen with stone benchtops, gas cooktop, electric oven, dishwasher, and walk-in pantry
- *Open-plan kitchen, dining, and family room with timber-look floors
- *Master suite with walk-in robe and private ensuite
- *Bedrooms 2 and 3 with walk-in robes
- *Separate study positioned to the front of the home
- *Contemporary bathroom with a bath, tiled shower, and modern vanity
- *Separate laundry and main toilet
- *Ducted reverse cycle air conditioning and gas instant hot water system
- *Security alarm and 12 solar panels for energy efficiency
- *Double garage with an adjoining workshop and rear roller door access to the backyard
- *Paved alfresco area with a small lawn

Outside, the paved alfresco area that rests under the main roof is perfect for summer BBQs, while the small lawn provides just enough greenery without the burden of endless maintenance. The double garage is a standout, featuring an adjoining workshop that's ideal for projects or extra storage. And with a rear roller door leading to the backyard, accessing your outdoor space is a breeze.

Location is key, and this one delivers. For families, Emmanuel Christian Community School is nearby and Girrawheen Senior High School is just a short 1km walk away. Need to grab a few essentials? Local shops along Girrawheen Avenue are easily accessed. Commuting is a breeze with nearby main roads providing easy access to the greater metro area, and bus routes provide stops within close walking distance. Living in Amble Estate means enjoying a community-focused lifestyle with all the conveniences you need right at your fingertips. Whether you're a first-time buyer, a growing family, or looking to downsize without compromise, this home ticks all the boxes.

For more information and inspection times contact:

Agent: Danny Sharrett

Mobile: 0421 088 467

PROPERTY INFORMATION

Council Rates: \$525 per qtr approx

Water Rates: \$311.09 per qtr

Block Size: 296 sqm

Living Area: 194 sqm under main roof.

Zoning: R40

Build Year: 2021

Dwelling Type: House

Floor Plan: Available

Estimated Rental Potential: \$630 - \$670pwk

INFORMATION DISCLAIMER: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgement about the information included in this document. Century 21 Team Brockhurst provides this information without any express or implied warranty as to its accuracy or currency.