

5 Tipuana Place, Edgewater, WA, 6027

julie ormston
& partners

House For Sale

Thursday, 10 October 2024

5 Tipuana Place, Edgewater, WA, 6027

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Luke Martin
0419769529

A BEAUTIFULLY RENOVATED 3x1 WITH LUSCIOUS GARDEN VIEWS!

Quiet, peaceful, and surrounded by stunning gardens, this is one of the very best 3x1 homes to have launched to the Edgewater market this year!

Extensively upgraded by the current owners and sitting in a family-friendly cul-de-sac location, this delightful home boasts ducted reverse cycle air conditioning throughout, \$20,000 worth in double glazing, a renovated kitchen and bathroom, plus a suite of hidden extras, and really offers something for all buyers, including those looking to enter the property market, those looking to downsize without downgrading, and those looking to invest and take advantage of the R20/40 zoning.

Conveniently located within walking distance to the local shopping centre, Edgewater train station and a choice of parks, and just a short drive to the local schools, the Joondalup shopping precinct and Mullaloo Beach, the lifestyle this home provides is hard to rival!

Don't miss your opportunity to secure one of the best 3x1 homes to hit the Edgewater market this year! Please call me today to arrange your viewing.

3 Bedrooms | 1 Bathroom | Lounge | Dining | Kitchen | Meals | Family | Laundry | Patio | Carport

Features You'll Love:

- Quiet and tranquil, the native front garden provides a great first impression to this home.

- Positioned to the front of the home, the formal lounge and dining rooms are lovely spaces to host family and friends, enjoying stunning views through the wide, double glazed windows to the front and back gardens. Finished with soft, carpeted flooring, a modern ceiling fan and a gas bayonet for the cooler months, you'll love spending time in here.

- Located right at the heart of the home, the beautifully renovated kitchen will impress! Boasting a suite of quality appliances, including an integrated dishwasher, 4 burner gas cooktop and electric oven, and offering gleaming timber countertops, ample storage space, a built in pantry, water filter tap and fridge recess, the kitchen provides fantastic visibility over the back garden and casual living areas, making it perfect for families with young kids, and perfect for those who love to entertain!

- Filled with natural light, and boasting tranquil views of the backyard, the open plan living and casual meals areas are great spaces to bring the family together in. Offering timber look flooring, updated lighting, a feature fireplace and extensive double glazing to the windows, this space will have you feeling relaxed in no time!

- Positioned to the back of the home, the spacious main bedroom will tick the boxes! Generously proportioned, there's plenty of room on offer for a king sized bed and free standing furniture, plus the suite of wardrobes are included in the sale of the property, providing fantastic storage space. Finished with a modern ceiling fan, a wallpaper feature wall, and sliding door access to the back yard, you will love this main bedroom!

- Bedrooms 2 and 3 can both accommodate double beds, and both bedrooms come complete with timber look flooring, modern ceiling fans, double glazed windows, and roller shutters. Bedroom 2 also provides a recessed storage area.

- Verde Marinace natural stone and Tasmanian Oak give a luxurious feel to the updated bathroom, which also offers a shower, bathtub, and heater lamp, with the toilet located separately for added convenience.

- The laundry boasts a neutral colour scheme, and provides sliding door access to the backyard.

-?Entertain all year round in this gorgeous backyard! Stepping outside, you'll discover a wide patio area that offers plenty of space to lounge and dine under, all overlooking the tranquil gardens. Fruit trees, including lemon, lime, blood orange, olive, and pomegranate, an almond tree, and plenty of native plants create a stunning backdrop for all to enjoy, and the easy to maintain artificial lawn provides plenty of space for the kids and pets to run around on. For those who love to grow veggies at home, there's a sunken veggie patch at the top right corner of the backyard, and for all of your outdoor storage needs, the generous shed has you covered!

-?Secure parking for one vehicle is provided under the enclosed carport, with plenty of additional parking available on the driveway.

-?Extras Include: 1.2kw Solar System | Solar Hot Water with Electric Booster | Ducted Reverse Cycle Air Conditioning | Extensive Double Glazing | Batts & Blow In Insulation | Reticulated Front Gardens | NBN Available | Updated Lighting | Updated Ceiling Fans | Wood Fire | Gas Bayonet

-?Built in 1984 on a 686sqm, R20/40 zoned block

Great Places Nearby:

-?Edgewater Shopping Centre

-?Edgewater Park

-?Emerald Park

-?Picnic Cove

-?Edgewater Train Station

-?Edgewater Primary School

-?Mater Dei College

-?Joondalup Shopping Precinct

-?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.