

66 Folland Parade, Atwell, WA, 6164



House For Sale

Wednesday, 14 August 2024

66 Folland Parade, Atwell, WA, 6164

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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All Season's Entertainer: Spacious and Bright Family Home with Pool Near Cockburn Gateway, Park & School!

Home Open this Weekends Saturday and Sunday 2:00 to 2:45pm.

This beautifully presented 4-bedroom, 2-bathroom family home in the heart of Atwell offers everything you need for comfortable and stylish living. Featuring multiple living areas, a dedicated study, an activity room, formal dining and lounge spaces, and a double lockup garage with rear access perfect for parking your trailer or boat.

The airy and bright living areas are enhanced by high coffered ceilings, adding a touch of elegance to the home. The master bedroom is a true retreat, boasting an enormous bay window that floods the room with natural light. Outdoors, you'll find a newly equipped swimming pool, ideal for enjoying those warm summer days.

Don't miss this opportunity to make this exceptional property your new home!

MAIN FEATURES:

- Double entry doors with security screen doors
- Spacious master bedroom at front with WIR and ensuite
- 3 other double-size bedrooms at rear
- Modern kitchen with breakfast bar fitted with quality appliances
- Tiled floor to high traffic areas and carpets to bedrooms
- Rumpus with sliding doors leading to the backyard entertainment area
- Double locked up garage with rear trailer access
- Front and Back bore reticulated lush garden
- Modern front elevation
- 305sqm building area on 594sqm land
- 31C high ceiling almost throughout
- Beautiful window treatment with pelmet
- Ducted and zoned reverse cycle cooling and heating aircon
- Gas hot water system
- Low maintenance yard with neat paving
- Alarm system
- House Year Built 1999
- Swimming pool was built in 2010 with built value of \$24,000
- Less than 4-year-old pool equipment

LOCATION AND SURROUNDINGS:

- Cockburn gateway shopping centre, Spud shed nearby
- Walk to Atwell primary school and Atwell College
- Surrounded by parks and reserves
- Close to North Coogee Marina & Glen Iris Golf Course
- Close to Cockburn Aquatic and Recreational Centre
- Easy access to freeway and train station

Council rate: \$ 2,046 Water rate: \$ 1,396 Land: 594 Sqm Building: 305 Sqm

Advert Date: 09/08/2024

This property is currently tenanted with lease expiry date as Oct 26th, 2024. It is ideal for both home occupiers and investors.

Disclaimer:

Although diligence has been taken, this information is provided for introduction purposes only and is based on

information provided by the seller, and it may be subject to change. No warranty or representation is made as to its accuracy and interested parties should inspect the property and do their own due diligence to verify the information.

3 living areas, NBN, Pool, Study, Rear Access, 2 locked up garages, plus more parking space