

72A Elderfield Road, Waterford, WA, 6152



House For Sale

Wednesday, 14 August 2024

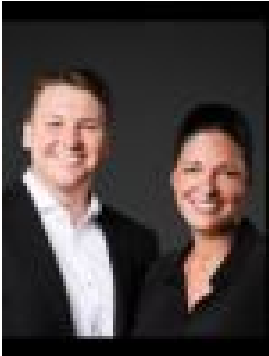
72A Elderfield Road, Waterford, WA, 6152

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Jac Fear Karen Firth Team
0861687471



Karen Firth

PRIVATE, PRACTICAL AND PERFECT OPPOSITE PARKLANDS

****ALL OFFERS PRESENTED BY 2ND OF SEPTEMBER 2024 - 4PM AWST****

Nestled in a secluded rear position, across from the picturesque parkland at Challenger Reserve, sits this delightful two-storey home made for modern family living. With whisper quiet surrounds and the banks of Canning River a walk away, it's an ideal setting for those seeking a peaceful sanctuary to come home to with a convenient location to match.

Lovingly held in the same family for over 34 years and offered to market for the first time, this residence has undergone tasteful updates over the years from the contemporary kitchen to the laundry and bathrooms with sleek fittings and fixtures.

The grand entranceway opens into a family sitting room, open-plan kitchen and dining, guest bedroom with carpet (or study for those who work from home), laundry with exterior access to a drying courtyard and spacious bathroom with a walk-in shower and separate WC. Glossy over-sized tiles flow throughout while an abundance of natural light filters through the walls of glass - enhancing the seamless indoor/outdoor feel.

A shopper's entry from the double lock up garage leads into the hallway and directly through to the kitchen a central focal point for gathering and entertaining with sliding door access to the paved and protected alfresco. The poolside area beckons you to unwind; cool off in summer with a swim, lounge about in the open-air or enjoy an outdoor meal with family and friends.

The kitchen has plenty of storage (cleverly concealed in the design), a roomy walk-in pantry, granite benchtops, glass splash back, and a breakfast bar - perfect for preparing meals and interacting with guests at the same time. It's finely appointed with smart appliances including an integrated dishwasher, electric oven, induction stove top and canopy rangehood.

Upstairs, soft carpet leads the way to a haven of rest and relaxation; three more bedrooms, two bathrooms, a second living retreat and two balconies with lovely, treed outlooks. The master domain provides tranquil views across the parkland with private access to a south-west facing balcony, and is generously sized with a spacious walk-in robe and luxurious ensuite with a rainwater shower, deep-soak bathtub, vanity for two and separate toilet. This level is airy and bright, a feeling echoed through to the remaining bedrooms (with built-in robes) in their own separate wing sharing a bathroom with a built-in bath, shower, corner vanity and separate WC.

Imagine the lifestyle that awaits living here; wander towards the Farmer's Markets on Manning each weekend, take the family for a walk or bike around the foreshore, picnic along a grassy bank or spend the day cruising by boat along the water.

This suburb is a desirable enclave for a reason; envious proximity to the river, leafy green reserves, sporting facilities, playgrounds, and a range of shops and dining at Village Green Shopping Centre. Conveniently close to public transport options at Canning Bridge Station, major arterial routes nearby include Manning Road and Kwinana Freeway taking you directly to the CBD within 18 minutes perfect for city commuters. There are excellent schools in the vicinity too; Penrhos College, Aquinas College, Curtin Primary School and Curtin University less than 5 minutes away.

This is a wonderful opportunity to secure your very own peaceful sanctuary opposite parkland, in a tightly held riverside precinct, and won't last long.

Additional features:

- Air-conditioning
- Ceiling fans
- Alarm system
- Ample storage
- 6.6KWH Rooftop Solar Panel System with 5KWH Inverter
- Solar powered hot water system (with Booster Switch)
- Salt Water Pool with Chlorinator
- Ducted Vacuum
- 3Phase Power

For more information on this property, please contact the Jac Fear | Karen Firth Team today.

We look forward to welcoming you.

Council Rates | \$2,862.61 pa

Water Rates | \$1,550.94 (2023-2024)

Land Area | 330m²