

78 Rosewood Avenue, Woodlands, WA, 6018



House For Sale

Sunday, 8 September 2024

78 Rosewood Avenue, Woodlands, WA, 6018

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Type: House



David Snell

0400827800

WELCOME TO WOODLANDS

*** All Offers Presented By 24th September, 2024 * The Sellers Reserve The Right To Accept An Earlier Offer ***

LOCATION, LOCATION, LOCATION !

Coming to market for the first time in 23 years.

Set on a 783sqm block, this super spacious five bedroom, two bathroom, triple garage home enjoys an enviable location within the coveted JACKADDER LAKE area.

Perfectly situated within walking distance to Woodlands Primary School, Holy Rosary, Hale, Newman College & Churchlands Senior High School, and Woodlands Village Shopping Centre, convenience is at your doorstep. You are buying a beautiful home AND a beautiful lifestyle here!

This much-loved home has been cherished and modernised during the 23 year ownership journey by the current owners. It is the perfect home for a family wanting all the benefits of having fantastic amenities at your doorstep.

This home also holds massive potential for those who run a business from home or are looking for a property to accommodate older relatives who still want to have a degree of independent living.

The front room on the right as you enter - THE GREAT ROOM is, by its description HUGE!!!

This could be used as a DANCE STUDIO/GYM/PILATES/PHYSIO/HOME OFFICE.

You could also turn it into a two or three bedroom independent living space for a second family.

Comprising of 4 large bedrooms (master with retreat and sliding door entry to a private courtyard area), 2 bathrooms, study/5th bedroom, theatre room, open plan kitchen/dining/family area with access to a sprawling under cover alfresco area and rear paved backyard.

Triple lock up garage with roller door access to rear yard, separate games room/studio plus large shed/workshop, beautiful fishpond with manual reticulation to the gardens.

THINGS YOU WILL LOVE:

- 5 bedrooms, all with built in or walk in robes
- 2 bathrooms
- 50sqm multi purpose room (THE GREAT ROOM) with double door entry (ideal for studio etc)
- Open plan kitchen/dining/family room with lots of storage, 2 sets of sliding doors to the alfresco area and a gas bayonet
- Kitchen has stainless steel fan forced oven, stainless steel gas hotplates, masses of cupboard and bench space, feature bulkhead with lighting dishwasher, double bowl sinks,
- North facing super-sized alfresco overlooking tranquil fishpond and rock feature.
- Ducted reverse cycle air conditioning with 4 zones
- Solar panels
- Separate games room
- Large laundry with masses of cupboard and bench space, a triple linen cupboard and direct access to the rear yard
- Large work-shed (power can be connected using an extension cord)
- Landscaped reticulated gardens with plenty of room for a pool
- Triple lock up garage with roller door access to rear yard
- Gas hot water system
- Timber laminate flooring to living areas
- Velux blinds

LIFESTYLE YOU WILL LOVE:

Immerse yourself in the local lifestyle with amenities such as:

- Karrinyup Shopping Centre and entertainment complex
- Osborne Park shopping strip
- Cinemas (Events & Hoyts), cafes, restaurants or have a night out at multiple bar venues.
- Only a short stroll separates this terrific home from the beautiful JACKADDER LAKE and HERDSMAN LAKE.

- 2 Bus stops and Glendalough train station are just minutes away and the property enjoys easy access to Mitchell Freeway, allowing for a short trip into the CBD.
- 2 Scarborough Beach 9km

DISTANCES TO SCHOOLS (approx):

- 2 750m - Woodlands Primary School
- 2 1km - Holy Rosary Primary School
- 2 1.6km - Churchlands Senior High School
- 2 1.9km - Hale School
- 2 2.3km - Newman College

Contact Patrick Armour on 0411 641 719 or David Snell on 0400 827 800 today for more information or to arrange a viewing.

*** Disclosure; photos have been staged with furniture to assist in buyer visualisation.