

**8 Derwent Meander, Joondalup, WA, 6027**



**House For Sale**

Wednesday, 14 August 2024

8 Derwent Meander, Joondalup, WA, 6027

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Julie Cross

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## Size, Location, Style, PLUS Entertaining fit for a King!

"What you will love"

This absolutely beautiful, well-presented family home, is located on a massive 1000m<sup>2</sup> block, complete with 3 car garage, plenty of parking space and a sensational entertaining area. There is even room for a granny flat, with gated side access!

\*Subject to approvals

Located in a very desirable suburb, close to Joondalup lake, in a prestigious pocket, sits this absolutely fantastic opportunity.

Welcome to 8, Derwent Meander, Joondalup

I am indeed very proud to present a wonderful chance for you, to purchase this stunning, family home, situated in a whisper quiet street, filled with an abundance of light, oozing with quality, warmth and love.

There is so much to love and that's just the beginning.

Featuring four great size bedrooms, study/5th bedroom, plus, a variety of living areas -including a sensational formal lounge/dining room at the front, with cozy fireplace, huge open plan family room, with separate games room, lounge, meals area and kitchen.

The kitchen is very impressive, fitted with stone bench tops, sleek white cabinetry, including, electric oven, range hood, 5 burner cooktop, dishwasher, double fridge recess, microwave recess, pantry, plenty of bench space and breakfast bar area.

With the size and configuration of this home, it is clearly meant for a family to enjoy and the good news is, nobody will be fighting over who has the largest bedroom, because they are all extra-large.

The open plan family room is situated towards the rear of the home and opens up to the beautiful outdoor, al fresco area. Entertaining in the summer months in this property, will be a dream. There is a large undercover patio, a spa set under a wooden gazebo, a further thatched gazebo with decking and café blinds, as well as a dazzling swimming pool that takes centre-stage, complete with glass pool-fencing

It is just perfect to enjoy those long hot summer nights, with a glass or wine, listening to the birds chirping in the trees and watching the children or animals playing

Complete with a 3-car garage, 3 sheds, and a gated side driveway that measures 8m x 4m, ideal for parking your boat or caravan, or even build a granny flat.

Homes like this do not come along often! Take it while you can! The location is just perfect!

Located just minutes to Yellagonga Park, Lake Joondalup, Lakeside Shopping Centre, HBF Arena, Edith Cowan University, Plus, great schools are close by, along with close proximity to freeway access and transport links to the City. This property really is a must to view and secure

### Features\*

Modern street appeal, with low maintenance lawns

Triple Garage, plus an abundance of parking

LOUNGE/TV ROOM, with views to the front with beautiful fireplace for the cooler evenings

Mammoth sized, Open Plan FAMILY, LOUNGE & DINING ROOM, with Modern KITCHEN, patio doors opening up to the glorious outdoor entertaining area.

Spacious KING SIZED MASTER BEDROOM - with huge bay windows, walk in robe, plus, en-suite bathroom, floor to ceiling tiles, with walk shower, vanity and toilet

Bedrooms 2, 3 & 4 – All Queen/King sized.

OFFICE/5TH Bedroom, adjacent to the master bedroom, making it perfect for a nursery.

FAMILY/GUEST BATHROOM - with shower, bath, stone tops, vanity

Powder room with toilet

Well-appointed LAUNDRY, with stone tops, plenty of storage and access to the drying area

Linen cupboard

Every member of the family can spread out and enjoy all the creature comforts that are on offer

Extras

American Oak, Timber flooring

Ducted reverse cycle air conditioning and heating

New patio

Dazzling swimming pool, with shade sail to protect on the hot sunny days.

New pool cover

Gazebo with Spa

New solar hart, hot water system

Double and single garage with drive through

Gated Side access – perfect for the caravan/boat, or build a granny flat (\*subject to approvals)

Extra side gate, opening to back patio

High ceilings

Security alarm

Roller shutters

Downlights

Cedar lined Gazebo with café blinds

Outdoor lighting and fans

Gas bayonet

Fireplace

Reticulation

3 sheds

Rose bushes, lemon trees and lime trees.

Block size – Approx 1000m<sup>2</sup>

Build size – Approx 300m<sup>2</sup>

Built in 2003

PLEASE NOTE:\*\* Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. Interested parties are encouraged to carry out their own due diligence in respect of this property prior to putting in an offer.