

81 The Promenade, Wattle Grove, WA 6107

Professionals

House For Sale

Monday, 1 July 2024

81 The Promenade, Wattle Grove, WA 6107

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 598 m2

Type: House



Glen Newland
0894531888



Alvin Ong
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\$949,000+

Located between the award winning primary school and the Aldi shopping centre, The Promenade is located on arguably Wattle Grove's most sought after street. This impressive family residence boasts approximately 220sqm of internal living space (excluding garage and alfresco areas) and has been meticulously maintained. Upon viewing, it becomes evident that the owner spared no expense in selecting top-quality specifications during the construction of this property. Located between the award-winning primary school and the Aldi shopping centre, The Promenade is located on arguably Wattle Grove's most sought-after street. This impressive family residence boasts approximately 220sqm of internal living space (excluding garage and alfresco areas) and has been meticulously maintained. Upon viewing, it becomes evident that the owner spared no expense in selecting top-quality specifications during the construction of this property. The highlight of the home is its custom-designed kitchen featuring recessed ceilings and an extensive benchtop area that will surely make cooking enthusiasts' friends envious. Additionally, the theatre and separate games rooms are larger than those found in neighbouring houses. The theatre comfortably accommodates extended family members and more, while the games room fits a pool table with plenty of space remaining for a children's play area. Some attractive features include:

- Inviting portico area providing a grand entrance with ceiling recess at the front foyer
- Double door main entrance with security screen doors
- Master bedroom is king sized with parent's retreat, WIRs, ensuite with double vanity basins and separate W/C
- Bedrooms 2 & 3 are all queen sized with robes, bedroom 4/study can also be converted as a nursery room
- Designer kitchen with overhead cabinetry, 5 gas cooktop stove, 900mm hob and oven, dishwasher, walk-in pantry and taps behind ready for plumbed-in fridges
- Open plan living, carpeted dedicated home theatre, separate games room
- Dinning area opens to the cosy double sized alfresco that is under the main roof
- 5x4m (approx.) workshop with lights and extra electrical outlets
- Lovely backyard area with landscaped gardens
- Grassed lawn in backyard area for the dogs and/or kids to roam
- Front porch has views over the opposite parklands
- Tall double garage to fit in your 4x4 SUVs
- Reverse cycle ducted air-conditioning
- Built in 2010
- Impeccably cared for property

The suburb of Wattle Grove continues to be the premier location of the Foothills with its easy access to the CBD and Airport via both the Roe and Tonkin Highways. Within a 5-minute drive, Forrestfield Shopping Centre provides additional shopping amenities such as Coles, Woolworths, and various specialty shops including hairdressers. Other facilities close by are the Hartfield Recreation Centre and the Hartfield Country Golf Club, featuring an 18-hole championship golf course. In this fast-moving real estate market, it's time to act or miss out. With presentable properties getting snapped up at the first home open, contact Wattle Grove Top selling agents Alvin Ong or Glen Newland today! Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract. Scammers are actively targeting real estate transactions. Due to the increasing number of attempted frauds in our industry and in the interest of protecting your funds we will not provide our trust account details via email. Please contact our agency to confirm deposit details prior to doing any transfers. Aggressive behaviour and any form of verbal or physical abuse towards our employees will not be tolerated. Our teams are working as hard as they can, please be patient as we do our best to assist you.