

**87 Freeland Way, Eden Hill, WA, 6054**



**House For Sale**

Friday, 16 August 2024

87 Freeland Way, Eden Hill, WA, 6054

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Mary Tan

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## An Original Beauty

The solid bones and fantastic foundations of this charming 3 bedroom 1 bathroom brick-and-tile home in tranquil Eden Hill will leave you with lots to be excited about, along with a generous block size and the potential to add your own personal modern touches throughout, where you see fit.

Welcoming you inside is an open-plan lounge and dining room that is carpeted for comfort and can be set up any which way you like. It is also graced by original character brickwork that seamlessly connects it to an adjacent kitchen, playing host to double sinks, a range hood and a standalone Induction cooktop and 600mm-wide electric oven.

Built-in storage is generous within all three bedrooms inclusive of a flexible third bedroom that can easily be converted into a study or home office by the entry, if need be. The larger master suite enjoys direct semi-ensuite access into the bathroom, for good measure.

The spacious "blank canvas" of a backyard is predominantly paved and has plenty of room for sitting and quiet contemplation, amidst the fresh air. It also leaves more than enough space for a future swimming pool, drive-in workshop or granny-flat, if you are that way inclined. However, most of your entertaining will be done under the cover and protection of a delightful back patio off the living area, fitted with pull-down café/shade blinds.

Stroll to the stunning Jubilee Reserve and a plethora of other picturesque local parklands from here, with the likes of public transport, Eden Hill Primary School, Good Shepherd Catholic School, Hampton Senior High School and shopping centres inclusive of the popular Charlie's Fresh Food Market amongst the other nearby amenities on offer. The heart of the Bassendean town centre is only a few minutes away too, as are our picturesque Swan Valley and major arterial roads for easy access to Perth Airport, the city and beyond. This truly is the perfect location in which to get those creative juices flowing!

### Key Features and Local Amenities:

- ☑ Solid brick-and-tile construction
- ☑ Split-system air-conditioning and a ceiling fan to the large lounge/dining room
- ☑ Carpeted bedrooms all with ceiling fans
- ☑ Split-system air-conditioning in both the master and 2nd bedrooms
- ☑ Built-in wardrobes/storage options to all three bedrooms
- ☑ Practical semi-ensuite bathroom with a bathtub, separate shower and a single vanity
- ☑ Separate toilet, off the laundry
- ☑ External/side access for drying, from the laundry
- ☑ Huge backyard with a patio and lots of paving for further entertaining
- ☑ Security doors and screens
- ☑ Solar hot-water system
- ☑ Low-maintenance gardens
  - Large free standing entertaining pergola
- ☑ Garden shed
- ☑ Secure single-width lock-up carport with a roller door and parking inside for two (2) cars, in tandem
- ☑ Large 684sqm (approx.) block
- ☑ Walking distance to the sprawling Jubilee Reserve and other lush local parklands
- ☑ Easy access to bus stops and the future Morley Train Station
- ☑ Close to Eden Hill Primary School, Good Shepherd Catholic School and Hampton Senior High School
- ☑ Within arm's reach of several shopping centres inclusive of the popular Charlie's Fresh Food Market
- ☑ Minutes away from the heart of the Bassendean town centre
- ☑ A short commute to our picturesque Swan Valley
- ☑ A stone's throw from major arterial roads, for easy access to the coast, Perth Airport and the city

Council Rates: Approx \$1,940 per annum

Water Rates: Approx \$1,113 per annum

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