

# 11 Tantini Close, Parkwood, WA, 6147

## House For Sale

Tuesday, 26 November 2024



11 Tantini Close, Parkwood, WA, 6147

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Nikki Varga

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## One of Parkwood's best!

GRAND OPENING Sat 30th Nov 2.20pm - 3pm

Nikki Varga is thrilled to present 11 Tantini Close, Parkwood to the market.

A fantastic opportunity you don't want to miss! This charming 3-bedroom, 1-bathroom home sits on a generous block in a family friendly and quiet cul-de-sac. Beautifully modernised and with all the extras this is one home you do not want to miss out on.

### WHAT YOU WILL LOVE:

- Modernised kitchen featuring stone benchtops, Tasmanian Oak cupboards, SMEG oven 900mm (4 years old), rangehood, integrated dishwasher, fridge recess, double sink, large island benchtop with built in cupboards and wine storage
- Attractive rendered elevation for modern curb appeal
- Expansive front yard with easy care gardens and reticulated gardens and lawn
- Spacious formal lounge at the front of the home with peaceful garden views
- Generous dining area with built-in features
- Light-filled master bedroom with ceiling fan and outdoor access
- Minor bedrooms with built-in robes and ceiling fans
- Well-appointed bathroom with bath, shower recess, vanity, toilet and heated towel rail
- Second toilet situated off of laundry
- Large, wrap-around paved patio with tv point, perfect for entertaining
- Stunning backyard with established reticulated garden beds and lawn, mature fruit trees - mango, lemon, lime, fig and various herb plants
- Private undercover patio with a relaxing spa, accessible from the main bedroom and with a TV connection point
- Remote double garage, suitable for 4wd height vehicles, with battery backup (also infrared safety beam and keypad entry)
- Zoned ducted air reverse cycle conditioning with wi-fi connection
- Modern Jason Windows security windows and sliding doors throughout (all installed in the last 5 years)
- Solar power which is battery ready
- Powered shed with work bench and plenty of storage space
- Double garage also with built in work benches
- Instantaneous gas water heater
- LED lighting to garage and shed
- Surge protection to all electrics (recently replaced electrical metre)

### WHAT YOU NEED TO KNOW:

- Council Rates: Approximately \$1,850 per annum
- Water Rates: Approximately \$1,150 per annum
- Year Built: 1982
- Land Size: 686sqm, R25 zoned block
- Zoned for Lynwood Senior High School and a short walk to Parkwood Primary School

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.