

12 Boxall Lane, Caversham, WA, 6055

House For Sale

Thursday, 28 November 2024

12 Boxall Lane, Caversham, WA, 6055

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Ben Noakes
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Charming Family Home in Prime Caversham Location

Welcome to 12 Boxall Lane, Caversham, a neat and secure three-bedroom, two-bathroom home designed for easy maintenance and comfortable family living. This home offers a spacious feel with its impressive 31-course ceilings that elevate the sense of space throughout. The open-plan living area seamlessly flows out to a private paved courtyard, perfect for entertaining or simply relaxing in the fresh air.

At the front of the home, you'll find three generously sized bedrooms. The master suite features a walk-in robe and an ensuite for added privacy and convenience. The two minor bedrooms are equally spacious, each with built-in robes with mirror sliding doors, and both overlook the picturesque Noonan Park, offering a lovely, tranquil view.

The home is equipped with reverse cycle air-conditioning in both the living area and the master bedroom, ensuring comfort year-round. Its location is ideal for family living, with Noonan Park and the local basketball court as your front playground. Children will love spending hours playing outside, creating memories with their friends in this friendly neighborhood.

Conveniently located just a 400m walk to Caversham Valley Primary School, this home offers easy access to essential amenities. It's also a short 2-minute drive to shopping at Caversham Village and just a 5-minute drive to Sandalford Winery or a 3-minute drive to Pinelli Estate for those who enjoy a fine wine and scenic views.

This is a fantastic opportunity to secure a comfortable and well-positioned home in a growing community. Don't miss out on the chance to make 12 Boxall Lane your own.

The Outgoings:

- Council rates: \$2,150 per annum.

- Water rates: \$1,080 per annum.

For further information please contact Ben Noakes today.

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