

12 Nidjalla Loop, Swanbourne, WA, 6010

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House For Sale

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12 Nidjalla Loop, Swanbourne, WA, 6010

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Stylish Simplicity in Swanbourne

Nestled within a modern, yet established, enclave in sought-after Swanbourne, this quality 4 bedroom 2 bathroom two-storey residence is in esteemed company amidst other exceptional properties and offers a high standard of low-maintenance living for busy families and professional lock-up-and-leave types.

Downstairs, a versatile front lounge or theatre room offers flexible use along with a well-appointed separate study. Beyond that, the spacious open-plan family, dining, and kitchen area serves as the main hub for daily living. The kitchen exudes sophistication with sleek stone benchtops and premium Miele appliances.

Direct access from the living area opens to a charming alfresco entertaining deck, complete with a built-in barbecue that creates a dedicated outdoor culinary space. Upstairs, a third living zone complements the sleeping quarters and extends to a delightful front balcony. The sumptuous king-sized master suite features a walk-in wardrobe and an elegant ensuite bathroom, while the additional bedrooms offer built-in robes and generous proportions.

Ideally located in Swanbourne, this property provides easy access to Swanbourne Primary School, the renowned Cottesloe Golf Club and Claremont Quarter for shopping and dining. A nearby underpass leads directly to Swanbourne Beach, blending convenient family living with recreational and coastal appeal.

PROPERTY FEATURES

- 4 bedrooms, 2 bathrooms plus study.
- Front lounge/optional home theatre.
- Open-plan living with alfresco sliders, louvered windows and split-system air-conditioning.
- Kitchen with stone benchtops, breakfast bar, pantry and quality Miele appliances.
- Alfresco area for outdoor entertaining and built in BBQ.
- Study with built-in storage and desks for two.
- Laundry with ample storage and external access.
- Master bedroom with balcony, walk-in robe and ensuite featuring twin vanities and double rain showers.
- Spacious secondary bedrooms with built-in robes.
- Family bathroom with rain shower, separate bath and stone vanity.
- Built in 2013

GENERAL FEATURES

- High ceilings throughout
- Bamboo floorboards
- Feature down lights
- Tall feature skirting boards
- White plantation window shutters
- Quality NBN internet connectivity
- Ducted reverse-cycle air-conditioning upstairs, with reverse cycle split systems in all other areas
- Upstairs and downstairs powder rooms, with the downstairs featuring a sleek stone-vanity basin
- Laundry chute
- Giant under-stair storeroom, or potential wine cellar
- Two upper-level linen presses, plus extra storage cupboards
- Block-out/tinted 3M windows to the front bedroom/living room and back three bedrooms
- Google security/CCTV cameras (5) and doorbell-camera system (part of a Google Nest package)
- Wired security/door readers and window-break sensors
- Security-alarm system
- Remote-controlled double lock-up garage with overhead storage, power points, side/rear access and internal shopper's entry

- Security-door entrance
- Outdoor lighting
- External power points
- Gas hot-water system
- Reticulation system
- Side-access gate

LOCATION

- Walking distance to Swanbourne Primary, Cresswell Park and Lake Claremont
- Short drive to both the Davies Road precinct (including Foodies IGA) and the world-class shopping at Claremont Quarter (with its surrounding cafes and restaurants)
- Across the road from Cottesloe Golf Club
- Easy access to beachside Swanbourne via a nearby underpass
- Short commute to top private schools in the area
- Swanbourne Primary School and Shenton College catchment zones

INFORMATION YOU WILL NEED:

Council Rates: \$5,461.61 pa

Water Rates: \$2,560.44 pa

For comprehensive information Text NIDJALLA to 0488 826 685 for a free digital brochure direct to your mobile or contact Jamie Harrington on 0413 009 962 for further information.