

12 Sambell Close, Churchlands, WA, 6018

EDISON **McGRATH**

House For Sale

Friday, 15 November 2024

12 Sambell Close, Churchlands, WA, 6018

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Michael Hallam
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A magnificent lifestyle awaits...

Welcome to 12 Sambell Close. Set on a 519 sq metre block at the end of a cul-de-sac in the highly sought after Floreat Lakes estate, this three bedroom, two-bathroom residence offers an exceptional lifestyle and an ultra convenient location.

The entry hall leads into a formal lounge and dining/study area, and to the master bedroom which is also positioned at the front of the home and features a garden vista, built-in robes and an ensuite bathroom.

The well designed modern kitchen features engineered stone benchtops and overlooks the open plan meals-family room and the lush garden. The family room has the year round comfort of a reverse cycle split system air conditioner and flows out to the North facing outdoors and to the paved undercover alfresco entertaining area that's surrounded by a beautiful and established garden setting that garden enthusiasts will absolutely love!

Back inside and at the rear of the home there are two additional bedrooms both with built-in robes and a main bathroom with separate WC.

Additional highlights include laundry with good storage, evaporative cooling, gas hot water system, reticulated gardens and an auto double garage with extra storage area.

Located in a lovely family neighbourhood with so many lifestyle conveniences close by. In the catchment zones for Woodlands Primary and Churchlands Senior High School, and handy to Newman College and Hale. A quick stroll to Herdsman Lake walking trails / bike tracks, ample public transport and shopping centres nearby including Herdsman Fresh, Woodlands Shopping Village and Innaloo Shopping Centre. Handy access to the beach, freeway and the CBD.

For further information, please reach out to Michael Hallam on 0407 470 100