

**14 Calophylla Way, High Wycombe, WA 6057**



**House For Sale**

Thursday, 9 January 2025

14 Calophylla Way, High Wycombe, WA 6057

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 531 m2**

**Type: House**



Victor Paz

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## Expressions Of Interest

Prepare to be impressed by this generously sized family home, perfectly designed to accommodate families or couples who value extra space. With four bedrooms and two bathrooms, a welcoming open-plan family room, and a separate front lounge, this home is both versatile and inviting. Situated opposite a beautiful park and just a short drive from Kalamunda Road, the location is as convenient as it is picturesque. The heart of the home is the tiled open-plan kitchen, offering a functional layout with gas cooking, ample bench space, and a handy shopper's entrance. The adjoining family/meals area is equally spacious, providing a perfect setting for everyday living and entertaining. For a quieter retreat, the separate lounge area offers privacy and comfort. The main bedroom features its own private ensuite, creating a tranquil sanctuary for parents, while the main bathroom includes a separate bath and shower. Between the third and fourth bedrooms, a tiled activity room or study provides additional space for work, play, or creativity.

**WHAT YOU WILL LOVE:-** Ducted Air Conditioning - Paved Alfresco Outdoor Entertaining Area- Double remote control garage with convenient access to the rear yard- Master Bedroom with WIR and 3 Bedrooms with BIR's

**WHAT YOU NEED TO KNOW:** Council Rates: \$2395.49 p/annum APPROX. Water Rates: \$1325.15 p/annum APPROX. Currently Tenanted School Zone: High Wycombe Primary School 1km from High Wycombe Shopping Centre 550m from Karingal Green Health & Aged Care Community

Contact Victor Paz on 0413 644 202 today for more information!

**\*disclaimers:** 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.