

**14 Excalibur Circle, Camillo, WA, 6111**



**House For Sale**

Friday, 15 November 2024

14 Excalibur Circle, Camillo, WA, 6111

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## **Spacious 4-Bedroom Home on 684sqm Block with R15/60 Zoning - Sub-Divisible Potential and Prime Location!!**

Nestled on a generous 684sqm block, this beautiful 4-bedroom, 1-bathroom home offers not only comfortable living but also incredible sub-divisible potential with its R15/60 zoning.

Perfectly located adjacent to Westfield Park Primary School, Albany Highway, and essential amenities like Child and Parent Centre Westfield Park, Revo Fitness, Zap Fitness, Coles, and Spudshed, this home offers the ultimate convenience with plenty of parks and excellent public transport options nearby.

Step inside to a welcoming layout featuring an open-plan living, kitchen, and meals area. The living room is bright and airy, with a large window for natural light and a split system air conditioning for year-round comfort. The kitchen includes an electric cooktop, ample cupboard space, and a sink, making it both functional and efficient.

With four bedrooms, including three with carpet flooring and roller shutters for street side windows for added security and privacy, there's plenty of space for family or guests. A versatile fourth bedroom or additional lounge room also has carpet flooring and sliding glass doors, providing direct access to the backyard. The bathroom is well-appointed with a double vanity and a shower, and there's a separate toilet for added convenience.

The outdoor space is designed for relaxation and entertainment, featuring a spacious enclosed patio complete with a bar area, perfect for gatherings. The large backyard offers a garden shed, a green space with trees, and plenty of room for kids to play. The property also comes with solar panels, adding energy efficiency to the home.

The property features a covered carport and extra space for additional parking, which also combines prime location, ample living space, and subdivision potential, making it an exceptional opportunity for families, investors, or developers. Don't miss the chance to make this versatile property yours!

Contact Vicktor Sutrisno or Gidae Song to register your interest!

### **Disclaimer:**

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