

27 University Avenue, Churchlands, WA, 6018



House For Sale

Tuesday, 26 November 2024

27 University Avenue, Churchlands, WA, 6018

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Emma Milner

The Perfect Balance of Leisure and Luxury!

Stunningly situated within a tranquil, leafy and exclusive pocket of Churchlands in between the Newman College nature strip and beautiful Edith Cowan Reserve, this architecturally designed quality 3 bedroom 2 bathroom two-storey residence offers effortless lock-up-and-leave modern living and is ideal for down-sizers - or those who simply love to entertain.

A fantastic solar-passive design adds comfort to a free-flowing, yet functional, floor plan where an open-plan family, dining and kitchen area invites you inside. Graced by marble floors and sleek stone bench tops, this central hub is also home to a five-burner gas cooktop, double ovens of the same brand and a white dishwasher, for good measure.

A separate front lounge - or theatre - room doubles personal living options on the ground level, with both main spaces extending outside, via bi-fold doors, to a delightfully-shaded lower courtyard deck that is serene, protected and neighbours a lovely pond with a trickling water feature. Up above, an elevated and timber-lined entertaining alfresco is also decked and plays host to sparkling granite bench tops, a sink and a stainless-steel mains-gas barbecue to impress your guests with.

The back of the property can also be reached from the large remote-controlled double lock-up garage, where a clothesline and side storage area are complemented by private vehicular access via Coojong Lane. Completing the lower-level features are a powder room (the residence's third toilet), an under-stair storeroom and a separate laundry with ample over-head and under-bench storage cupboards.

Upstairs, a spacious retreat, sitting or third-living area also works well as a study or office, with its own storage cupboard. The master-bedroom suite is more than generous and comprises of a soaring cathedral-style high ceiling, pleasant views out to the front garden, separate "his and hers" mirrored built-in wardrobes, a safe and a sublime fully-tiled ensuite bathroom - ceiling-mounted rain shower, second showerhead, marble wall tiles, twin stone vanities, separate toilet and all.

Within the separate minor sleeping quarters, you will find a linen press and a stylish main bathroom with a skylight, vanity, toilet and bathtub - with a showerhead above it. The latter services the two over-sized spare bedrooms, both featuring full-height mirrored built-in robes and verdant window outlooks to wake up to.

Walk to playgrounds, majestic natural bushland and other lush green local parks from here, with Wembley Golf Course, Churchlands Primary School, Hale School, Churchlands Senior High School, other outstanding educational facilities and community sporting clubs, major shopping centres (including new-look Karrinyup, Westfield Innaloo and Floreat Forum), public transport, glorious swimming beaches and even Herdsman Lake all very much within arm's reach, for living convenience. This one is more than just a home - it's a lifestyle upgrade, waiting for you to blissfully embrace it!

FEATURES:

- Extra-height internal doors
- Wooden Blackbutt floorboards
- Three separate living zones
- Upstairs bedrooms and bathrooms
- Downstairs powder room
- Separate laundry
- High storage capacity throughout
- Upper and lower rear entertaining composite timber decks
- Outdoor alfresco/BBQ entertaining
- Ducted reverse-cycle air-conditioning - with room-temperature sensors
- Security-alarm system
- White plantation window shutters

- Feature stepped "trio" ceiling cornices
- Feature skirting boards
- Security-door entrance
- Solar hot-water system - with an instantaneous-gas booster
- Reticulation
- Leafy easy-care gardens
- Large double garage - off the privacy of a rear laneway
- Multiple off-street parking bays for guests and visitors - within metres of the property
- Built in 2010 (approx.)

Rates & Local Information:

Water Rates: \$2,070.73 (2023/24)

City of Stirling Council Rates: \$2,981.62 (2024/25)

Zoning: R40

Primary School Catchment: Churchlands Primary School

Secondary School Catchments: Churchlands Senior High School

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