

56 The Escarpment, Willetton, WA, 6155



House For Sale

Friday, 15 November 2024

56 The Escarpment, Willetton, WA, 6155

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

Ultimate Outdoor Entertainer

ALL INITIAL OFFERS SUBMITTED BY TUESDAY 19TH NOVEMBER 2024 AT 2:00PM AWST*

Discover a meticulously maintained home where classic charm meets modern comfort. Built in 1974 on a spacious 683sqm Green Title block, this residence exudes character and is thoughtfully designed for family living. From the expansive sunroom that opens to an entertainer's backyard—complete with an alfresco area, manicured gardens, and a sparkling below-ground pool—to the elegant front lounge highlighted by feature archways and a decorative fireplace, every element of this home creates a warm and inviting retreat you'll be proud to call your own.

The Features include:

- Built in 1974
- 683sqm Green Title Block
- R20 Zoning
- Front lounge with feature archways and decorative fireplace and adjoining formal dining room
- Kitchen with wrap-around breakfast bar, plenty of cabinetry and bench space, built-in pantry, gas cooktop and electric oven
- Expansive Sunroom/Games Room with vaulted ceiling, garden views and lots of natural light
- Entertainer's backyard with undercover alfresco area, landscaped lawn and gardens, below-ground swimming pool and garden shed
- Spacious Master Bedroom with built-in triple robe, ceiling fan and direct access to ensuite bathroom with shower and toilet
- Two additional bedrooms both with ceiling fans
- Main bathroom with combined bath/shower
- Laundry with separate toilet
- Ducted evaporative air-conditioning
- Single carport plus single automatic garage
- Manicured front lawn and gardens

Nestled in a prime location, this home puts you just minutes away from locals schools such as Burrendah Primary and Willetton Senior High, as well as the vibrant Southlands Boulevard shopping centre for all of your weekly essentials. With easy access to Leach Highway and nearby parklands, you'll enjoy the perfect balance of convenience and lifestyle. Don't miss your chance to secure this exceptional property in one of the most sought-after pockets of the area!

Rates & Local Information:

Water Rates: \$1,218.17 (23/24)

Council Rates: \$2,480.53 (24/25)

Primary School Catchment: Burrendah Primary School

Secondary School Catchment: Willetton Senior High School

DISCLAIMER: Please be advised that the information provided is solely for general informational purposes. It is sourced from both the Seller and third parties, including relevant local authorities, and is subject to change without notice. We do not warrant or guarantee its accuracy, and interested parties should not rely solely on it. It is strongly recommended that individuals conduct their own independent enquiries.