

# 7 Pumice Road, Treeby, WA 6164

## House For Sale

Tuesday, 7 January 2025



7 Pumice Road, Treeby, WA 6164

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 353 m2

**Type:** House



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## Best Offer From \$799K

Welcome to this modern 4-bedroom, 2-bathroom home nestled in the vibrant and sought after suburb of Treeby. Perfectly positioned on a generous 353sqm (approx.) rectangular block, this property is a savvy investor's dream, or the ideal easy care/no fuss property, offering both security and potential for growth. Internally you'll be delighted by an abundance of natural light that floods the spacious living areas. The neutral tones throughout create a warm and inviting atmosphere, making it the perfect backdrop for family gatherings or entertaining friends. The heart of the home features a large kitchen equipped with a gas cooktop, electric oven, rangehood, dishwasher and a handy shopper's entry door from the double lock up garage, and seamlessly flows into the dining and family living areas with soaring high ceilings – the ideal space for those who love to cook and socialize simultaneously. Retreat to your private sanctuary in the main bedroom, complete with its own ensuite for added convenience. All secondary bedrooms are generously sized and fitted with built-in robes (BIRs), ensuring ample storage space for everyone in the family. Step outside onto your alfresco patio and discover your low-maintenance backyard oasis, designed with artificial lawns and garden beds that require minimal upkeep while still providing a lovely outdoor space for relaxation or play.

**Key Features-** Front lounge/study area perfect for work-from-home arrangements- Ducted reverse cycle air-conditioning ensuring year-round comfort- ADT Security Alarm System- Open-plan living space with 31c ceiling height that maximizes flow and functionality- Private ensuite in main bedroom for added luxury- Handy shopper's entry from double lock up garage through to kitchen- Instantaneous gas hot water system- Low maintenance gardens for easy care- Conveniently located near parks, public schools, shopping centers, public transport, and major roads

This property truly ticks all the boxes! Whether you're looking to expand your investment portfolio or seeking a beautiful family home in an up-and-coming area, this residence is not to be missed.

**Locally – Approx Distances-** Just 250 metres from Amethyst Park- 2.5km to Kwinana Freeway- 2.5km to Cockburn Central Train Station- 3.5km to Cockburn Gateway Shopping Centre- 3.7 km to Cockburn ARC- 8.2km to Murdoch University- 8km to Fiona Stanley Hospital- 13.6km to Woodman Point Beach

**DISCLOSURE:** Some images contain the use of virtual furniture.**DISCLAIMER:** This document has been prepared for advertising and marketing purposes only. Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy and accept no responsibility for the results of any actions taken, or reliance placed upon this document and interested persons are advised to make their own enquiries & satisfy themselves in all respects. The particulars contained are not intended to form part of any contract. Embrace the opportunity to secure your future in Treeby-where modern living meets convenience! Contact me today to schedule your private viewing of this exceptional property before it's gone!

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