

# 9 Thaxted Place, Swan View, WA, 6056

## House For Sale

Friday, 15 November 2024

**EARNSHAW**

*Real Estate*

9 Thaxted Place, Swan View, WA, 6056

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Joanne Skirrow

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## Modern Living + Massive Shed!

\*END DATE SALE: ALL OFFERS PRESENTED BY 2PM WEDNESDAY 27TH NOVEMBER 2024 (the seller reserves the right to sell prior to the end date without notice)\*

Here's a brilliant blend: at the end of a family-friendly cul de sac, a gorgeously modern family home, and only moments away from everything a busy crew could need! From the moment you arrive here, you'll appreciate the sense of privacy thanks to the fully gated and enclosed frontage. Stroll on in to find a marvellously presented contemporary home with oodles of parking, freshly mulched established gardens, and a sunny front porch. Inside you'll find interiors also designed to impress. An expansive entrance hall sets the tone, leading you to a bright and inviting open-plan kitchen, dining, and living space. And don't we love a well-considered, beautifully finished kitchen? This one is fabulous, with pendant lighting over the expanse of prep space and central island bench and natural light filtering through thanks to the almost floor-to-ceiling windows. You'll find a love for spending time in this space whether you are into cooking or not!

With communal living areas this lovely, you'd expect the rest of the home to also be special, and you'd be right. Timber French doors lead to the main suite with a walk-in robe and beautifully updated ensuite. Three additional bedrooms are well-sized so all your young folk can find just the right spot to transform into their personal sanctuaries and with ducted reverse-cycle air conditioning and the wood burner for cooler months, you're set for comfort no matter the season. Roller shutters to the front windows provide added security and energy efficiency, while the neutral palette and sleek finishes throughout offer a versatile backdrop for your personal style.

Features Include:

- 1996 built brick & tin roof family home
- Lovely front yard through gated & fully fenced access
- 4 great bedrooms
- 2 modern bathrooms
- Main suite with walk-in robe & modern ensuite
- Lovely open-plan kitchen, dining & living area with loads of natural light
- Contemporary kitchen with central island, wooden benchtops, abundance of drawers & cabinetry, pendant lighting, overhead cupboards & large kitchen window
- Wood burner in living area
- Large entrance hall
- Ducted reverse cycle air conditioning, wood-look easy-clean flooring, downlights & beautiful tiling throughout
- Roller shutters to front
- Double carport
- Large gabled alfresco area
- Large powered shed
- Storage shed
- Located at the end of a cul de sac within walking distance to Brown Park
- 776sqm

Outside, and besides that huge gabled patio (just waiting for the best kinds of weekends with sausages sizzling and friends over) and the standout has to be the massive powered shed. If you have a DIYer who needs extra storage, wants to set up a workshop, or just needs a quiet place for all their hobbies, they will love you forever for this setup! There's also a smaller storage shed, so the regular tools and equipment won't have to get in the way of the all-important projects. The double carport also has plenty of room - so you're set for storage. Thanks to the cul de sac, you'll feel secure and hidden away while actually being in easy walking distance to Brown Park and all the amenities they provide. Send the kids down to kick around the footy, sign them up to a local dance class, there's even a workout circuit in the playground! You're also close to schools, sporting clubs, community centres, daycares, nature spaces, shopping, eateries, public transport, and everything else Midland provides.

Modern, spacious, full of potential. Make it yours.

For more information on 9 Thaxted Place Swan View or for friendly advice on any of your real estate needs please call Joanne Skirrow on 0439 289 686.

\*Disclaimer: the team at Earnshaws Real Estate has used our best endeavours to ensure the information here is accurate, but prospective purchasers should always make their own enquiries with the relevant authorities to verify the information in this listing. We accept no liability for any errors, omissions or inaccuracies. All boundary lines, measurements and sizes on our images are approximate.