

99 Folland Parade, Atwell, WA, 6164

House For Sale

Tuesday, 26 November 2024



99 Folland Parade, Atwell, WA, 6164

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Jason Hodgson
0400963740

ABSOLUTLEY PICTURE PERFECT!

Jason Hodgson is excited to present to the market this stunning and immaculate family home nestled in the heart of Atwell and close to all the amenities that this hugely in demand suburb has to offer. Perched a generous 570sqm block in a picturesque tree lined street, sits this renovated and functional home with nothing more to do, but move in.

Lovingly updated by the current owners, as you step inside you will be impressed by the new flooring, skirting boards, neutral tones, renovated kitchen and bathrooms to name a few. The master suite is located at the front of the home is king in size and has plush carpets, quality window treatments, walk in robe and recently renovated ensuite. This is the ideal parents retreat. The minor bedrooms are located in separate wing of the home and are all double in size with built in robes, new flooring, quality light fittings and window treatments, and they share a brand-new main bathroom complete with shower, bath, vanity and separate toilet.

There are multiple living zones with a formal lounge room/activity room to the front which could also double as the perfect home office. The main open plan living area consists of a family lounge, sunken games room and meals area. This is all overlooked by the superbly renovated kitchen which is every home cooks dream. With near new appliances including 900mm gas cooktop and rangehood, wall oven, dishwasher and stunning quality cabinetry, an abundance of storage and bench space. This kitchen cannot be faulted.

Outside is the quintessential Aussie backyard. At the centrepiece is lush green lawn which is the perfect spot for the kids and pets to run and play in comfort and security and also the perfect pitch for some backyard cricket. This is framed by raised garden beds and is perfect for any buyer wanting to pop in a pool. For entertaining a large wrap around patio provides excellent protection from the hot summer sun and winters rain, making it ideal for entertaining family and friends all year round.

Other property features include:

- Reverse cycle air conditioning
- Alarm system and security screen doors for peace of mind
- Solar power system for low energy costs
- Renovated kitchen with breakfast bar and oodles of storage
- Double lock up garage with shoppers entry and rear door into the backyard
- Quality skirting boards throughout the home
- Freshly painted throughout
- Stunning master suite with brand new ensuite
- Three double minor bedrooms with brand new bathroom
- Plus load of features, viewing is essential

Atwell is one of the best family destination suburbs and is home to hectares of public open space, Harvest Lakes and Stargate Shopping Centres, and Cockburn and Aubin Grove Train Station to mention just a few. Atwell college and Atwell Primary School are walking distance away, perfect for your family schooling needs. For more information on this property please email jason@sempleg.com.au or call Jason on 0400 963 740.

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.