

Sold



4, 20D Roxwell Way, Girrawheen



## A STUNNING HIDDEN GEM!

Doubling as your own personal sanctuary to the rear of a secure gated community serviced by a private and tranquil road, this light, bright and impressively-renovated 3 bedroom 1 bathroom home is tucked away behind its leafy frontage and is full of surprises – some of which will capture your imagination like never before.

A welcoming front lounge room sets the scene for the excellence lying within here, leading through to an open-plan kitchen and dining area where a breakfast nook, generous built-in cupboard storage, double sinks and tiled splashbacks meet an Italian-made Whirlpool gas cooktop/oven, plus seamless outdoor access to a fabulous 14m x 3m entertaining patio running the full width of the house. All this overlooks a professionally-landscaped garden and bird aviary that is easy care with high-quality artificial turf (no lawn to mow here).

The bedrooms are separate and are headlined by a large carpeted master with a huge custom-fitted “his and hers” built-in wardrobe and exceptional hanging space. A second 6m x 4m west-facing elevated gabled patio off the laundry reveals a relaxing oasis by the swaying palm trees – the picturesque backdrop provided by a sparkling below-ground salt-water swimming pool while you enjoy a gorgeous tree-lined aspect over the valley, as well as magical evening sunsets and the soothing sounds of local birdlife singing around you, no matter what the time of day.

In terms of parking, there is space for up to six cars comfortably – two underneath the large tandem double carport, more on the second

3 1 6 760 m<sup>2</sup>

<b>Price</b>	SOLD for \$380,000
<b>Property Type</b>	Residential
<b>Property ID</b>	83
<b>Land Area</b>	760 m <sup>2</sup>
<b>Floor Area</b>	150 m <sup>2</sup>

### Agent Details

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### Office Details

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hardstand “heavy-load” driveway that is separate from the main driveway and several extra vehicles in between. That is not including the powered double lock-up garage-come-workshop shed at the back of the property, accessible from the carport via double gates and boasting double roller doors of its own, along with an antenna, lighting and additional mezzanine storage options.

Girrawheen is the aboriginal name for a “place where flowers grow” and a plethora of local parklands lying only walking distance away from your front doorstep is testament to that. Imagine also living just footsteps from bus stops and close to shopping centres, the local library, Girrawheen Senior High School, Girrawheen Primary School, the Emmanuel Christian Community School, Mercy College, Marangaroo Golf Course and so much more – this is a location – and a property – that is simply too good to be true!

Other features include, but are not limited to;

- Recently renovated
- House each side is owner-occupied
- Low-maintenance timber-look flooring
- 140sqm (approx.) of solid Australis limestone paving
- 8.5m x 4.4m salt-water pool by Freedom Koolabah, complete with high-quality Elite roller and pool cover
- Pool glimpses – and access – from the rear entertaining patio
- Gas bayonet in lounge room
- New split-system reverse-cycle air-conditioning unit in lounge room
- Updated power switch in kitchen for USB
- Lovely backyard views from the kitchen
- Carpeted 2<sup>nd</sup>/3<sup>rd</sup> bedrooms
- Contemporary bathroom with a separate shower and bathtub
- Linen press
- Neat and tidy laundry with a separate toilet
- Three TV/antenna points (lounge, second bedroom and garage)
- New quality light fittings throughout
- CrimSafe security window treatments fitted on all major windows
- Two remote buzzers and one internal intercom-phone buzzer servicing the automatic complex access gate
- Instantaneous gas hot-water system
- Feature skirting boards
- NBN internet connectivity
- Extra external lighting in the shed, under the patios and through the trees
- Fully-reticulated front and rear gardens, from an on-site bore
- 1.5m x 3m (approx.) bird aviary
- Professionally-landscaped with one-metre bird bath
- Lock-up storage box in carport
- Wind-sheltered concrete pad can be used for caravan, boat or container storage
- Powered concrete-floor pool shed for storage
- New auto-timed pool pump
- Multi-coloured pool lighting
- Possible future rear access from the cul-de-sac behind if desired
- Quick and convenient access to Beach Road, with no build-up at traffic

peak-hour

- Under 20km (approx.) to both Joondalup and the Perth CBD
- Approximately nine kilometres to the beach
- Strata Fees \$1300 per year

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