



## 11 Roslin Road, Wanneroo

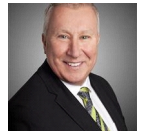
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**\$499K-\$529K**

**Perfect Parkside Location - Regent Waters**

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Easy One on One Inspections - Call me to view at your convenience

Overlooking amazing 'Germano Park' is this lovely and spacious family home with a sun-drenched pool, 3 separate living zones & so much more! Book your special look so you can experience the following fine features:

- 4 large bedrooms
- Good sized study - located off the entry
- 2 bathrooms - both with floor to ceiling tiles, the ensuite boasts a corner spa
- Kitchen with new hotplates, dishwasher & great bench space
- Open plan living & casual dining area
- Double doors to spacious theatre room
- Formal lounge room
- Huge pitched patio for your outdoor entertaining pleasure
- Magic fiberglass, saltwater pool with solar blanket, auto cleaner, new pump & filter
- Laundry with 2nd wc
- Master bedroom offers a walk-in robe
- Bed 3 is semi ensuited to the main bathroom
- Reverse cycle air-conditioner to main living area
- Security alarm system
- Double remote-controlled garage
- Gas storage hot water system
- Potential side access off Bothwell Way
- 663sqm block
- Shire rates: \$2,455.23 Water rates: \$1,313.65
- 663sqm corner block
- Approx. 20 years old

A little about the estate....

Regent Waters is a highly sought after, quality estate of approximately 500 residences in the south western corner of Wanneroo.

Adjoining Lake Joondalup / Yellagonga Regional Park to the west and south, the estate is filled with well maintained parklands. The larger parks include James Spiers Park; a great open space with room to run, whilst Studmaster Park is a leafy escape with a small wetland which is home to plenty of wildlife. BBQs & play equipment are also onsite.

The estate is perfectly located on the corner of Wanneroo Road & Ocean Reef Road, so you're only minutes away from everything.

- You're right on the edge of the Yellagonga cycle path that widens its way through the Lake Joondalup park and bushlands
- 5 minutes drive to Edgewater Train Station & the Mitchell Freeway
- 8 minutes to the heart of Joondalup. Home to Lakeside Shopping Centre, Edith Cowan University, Police Academy & extensive retail outlets
- 10 minutes drive to the white sands of Mullaloo Beach
- 25 minutes to the City Centre