



11 Huntington Parkway, Landsdale

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Low-Mid \$500K's

THE HUNT IS OVER!

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Your hunt has led you here and after you walk in you will want to stay! Modern, spacious, secure, technologically advanced and feature packed, you will be hard pressed to find another home in the area which measures up. It's just like a new home, only upgraded!

It boasts an impressive street frontage with manicured gardens, quality lighting to the eaves and double door entry. Advanced and convenient, the entry door has an electronic RFID card/coded deadlock, intercom doorbell and authentication token point for the Bosch alarm system. With coded access you can lock up and leave for a walk or run without having to take keys with you! Not to mention you will never lock yourself out of the house.

Step into the entrance hall and unload the day's items at the illuminated landing station with a bench, key rack, shoe storage and overhead cupboards. From here you can finish the day in the large office, freshen up under the temperature controlled rain shower, get changed into something more comfortable in the Master's walk in robe, put your feet up in the theatre or hang out with the family in the living area.

Once you enter the open plan living area the home expands, revealing a stylish set up looking out to beautifully landscaped gardens, viewable through large privacy tinted windows. This family friendly area can easily accommodate a full size lounge & dining suite and is dressed up by the absolutely stunning kitchen, feature lighting, chalk wall and modern roller blinds.

It's easy to imagine daily family life here; cooking, family meals, lounging, laughing, but let's talk entertaining! Birthday parties, weekend BBQ's, dinner parties, movie nights, backyard bowls, alfresco dining or simple catch ups, this home acts as the perfect setting. It's equipped with 5 zone multi room speakers, zoned reverse cycle air-con, advanced WIFI technology and an overall finish you will be proud to present to friends and family.

FEATURES INCLUDE BUT NOT LIMITED TO:

- Elevated street frontage
- Double driveway
- Double garage with shoppers entrance, custom sensor lighting & roof mounted speakers
- Double door entry with Samsung SMART keyless entry
- Bosch alarm system with token entry, perimeter & movement sensors

- Kocom video intercom
- Swann security cameras
- Large entrance hall with illuminated landing station
- Cosy master bedroom (4.1m x 4.0m) with lush carpet, walk in robe with built in furniture, privacy tint & block-out window treatments
- Master Ensuite with large mirror, temperature controlled rain shower & separate water closet
- Spacious office/activity room with built in bench
- Theatre with sliding double door entry & roof mounted speakers
- Large open plan living area with privacy tinting, feature lighting, chalk board & quality blinds
- Stunning kitchen with stone tops, top of the range extendable mixer, filtered water, double s/steel sink, Blanco s/steel appliances, soft close cupboards, walk in pantry with sensor light, breakfast bar & feature lighting
- Large bedrooms with built in robes & smart wiring
- Paved alfresco with lighting & roof mounted speakers
- Easy care, reticulated lawn & gardens + side gate access
- DAIKIN Reverse cycle, ducted, 7 zone air-conditioning
- Smart wiring - 20 data ports & 6 TV points
- Ubiquiti Wireless access point & Edge light router
- NBN fibre run to walk in linen
- Rheem gas instantaneous, continuous hot water system
- Solar panels with monitoring system
- Recently painted interior

LOCATION:

- Bus stop near the end of the road
- Walk to Landsdale Primary School & Warradale/Broadview Park
- 6.4km to Kingsway City & Waldecks Cafe
- 5.3km to Wangara Commercial area
- 14.7km to Hillarys Boat Harbour
- 19km to Perth CBD

*Please note all measurements, distances and prices are approximate. Also buyers must make their own enquiries with local school entry requirements as well as local council zoning/development potential.