



3 Rossell Place, Atwell

## Cul De Sac Location

Spacious 4 bedroom 2 bathroom family home, set on approximately 730sqm block and offering a wonderful combination of space, comfort and convenience.

Designed with family living in mind, the home features an open-plan family and games area, complemented by a formal lounge for those seeking a separate space to relax. The kitchen and meals area boast high ceilings, creating a bright and inviting atmosphere, while brand new wood-look flooring flows throughout the home, adding a fresh and modern touch.

The generously sized master bedroom is privately positioned at the front of the home and features a walk-in robe and ensuite. At the rear of the property, three additional bedrooms provide plenty of space for the family, each complete with built-in robes.

Step outside to enjoy the fantastic outdoor entertaining patio, overlooking the below-ground swimming pool - the perfect setting for summer gatherings, family celebrations or simply relaxing at home.

Additional features include ducted air conditioning, solar panels, a gas hot water system and easy-care lawns and gardens. The impressive double remote carport provides undercover parking for up to six cars,

4 2 2

**FOR SALE**  
From \$980,000

**VIEW**  
Sun 25th Oct @ 12:00PM - 12:30PM

**AGENTS**  
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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



offering exceptional flexibility for families with multiple vehicles, a boat, trailer or guests.

Location is another standout feature. With the Kwinana Freeway just moments away, getting around Perth is made easy. The local bus route is approximately 300m away, while a beautifully maintained park is around 400m from your doorstep. Atwell Primary School is approximately 530m away, and Cockburn Central Station is approximately a 1km walk, providing convenient access to the wider metropolitan area.

For shopping, dining and entertainment, Cockburn Gateway Shopping City is approximately 1.5km away and offers an extensive range of shops, restaurants and everyday amenities.

Offering generous living spaces, excellent outdoor entertaining, abundant parking and a highly convenient location, this is a fantastic opportunity to secure a spacious family home in a sought-after area.

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## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | A26HA2               |
| Property Type | House                |
| Land Area     | 730 m2               |
| Including     | Air Conditioning     |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Solar Panels         |
|               | Close to Schools     |
|               | Close to Shops       |
|               | Close to Transport   |
|               | Pool                 |

**John Manera 0411 055 227**

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