



9 Fellowship Link, Atwell

OVERSEAS RELOCATION

Positioned on a generous 662m² block in one of Atwell's most sought-after family-friendly pockets, this beautifully maintained residence offers the perfect combination of space, functionality, and convenience.

Available due to an overseas relocation, this is a rare opportunity to secure a substantial family home in a location that continues to be highly sought after.

Designed with growing families in mind, the home boasts four spacious bedrooms, all with built-in robes, two well-appointed bathrooms, a separate powder room, and a dedicated home office ideal for remote working or study.

A wide entrance hallway welcomes you into the home, leading through to elegant formal living areas before opening into the heart of the residence. The spacious chef's kitchen is well-equipped with quality Corian benchtops, gas hotplate, electric oven, dishwasher, abundant storage, and a practical layout overlooking the open-plan dining and family living zones.

Adding to the home's versatility is a separate activity room and a large games or theatre room, providing multiple living areas for the entire family to enjoy.

4  2  2 

FOR SALE
FROM \$1,300,000

VIEW
Sun 5th Jul @ 11:00AM - 11:30AM

AGENTS
Dahlia Rechichi
0418 920 742
dahlia.rechichi@ljhooker.com.au

AGENCY
LJ Hooker Harrisdale
(08) 9398 4000

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.

 **LJ Hooker**

Step outside to the expansive patio entertaining area, perfect for year-round gatherings with family and friends while enjoying the privacy and space of the generous backyard.

Property Features

- Generous 662m² block
- Four large bedrooms with built-in robes
- Two bathrooms plus separate powder room
- Dedicated home office/study
- Spacious formal living areas
- Open-plan family and dining area
- Activity room
- Large games room or theatre room
- Chef's kitchen with Corian benchtops
- Gas hotplate and electric oven
- Dishwasher
- Ducted evaporative air conditioning
- Double garage
- Large outdoor entertaining patio
- Beautifully maintained

Outstanding Location:

Perfectly positioned in the heart of Atwell, this home offers exceptional convenience for families and commuters alike.

Within walking distance or a short drive are Harmony Primary School and Atwell College, making school drop-offs effortless for busy families. The property is also close to Atwell Primary School and a range of childcare facilities.

For shopping and entertainment, Cockburn Gateway Shopping City is only minutes away, offering major supermarkets, specialty retailers, cafes, restaurants, medical services, fitness facilities and Event Cinemas. Everything you need is within easy reach.

Commuters will enjoy excellent public transport options, Aubin Grove Train Station just a short drive away. On bus routes.

The property's strategic location also provides quick access to the Kwinana Freeway, to Perth City and south to Mandurah.

This is a rare opportunity to secure a spacious family home that combines comfort, functionality, and an enviable lifestyle location.

For further information contact Dahlia Rechichi - 0418 920 742.

DISCLAIMER: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however we cannot guarantee it. Accordingly, all interested parties should make their own enquires to verify the information.

MORE DETAILS

Property ID 2X2J00
Property Type House
Land Area 662 m2

Dahlia Rechichi 0418 920 742
Director | dahlia.rechichi@ljhooker.com.au

LJ Hooker Harrisdale (08) 9398 4000
21 Wright Road, HARRISDALE WA 6112
harrisdale.ljhooker.com.au | harrisdale@ljhooker.com.au



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.