

34 Pimelia Road, Glen Iris

The Complete Family Lifestyle Package!

Set within the welcoming Vittoria Heights enclave and framed by quality neighbouring homes, this spacious residence has been thoughtfully designed for relaxed family living and entertaining. Boasting 4 generous bedrooms, 2 bathrooms and a large study that could easily serve as a 5th bedroom, the home has been thoughtfully designed to suit growing families. Inside, you'll love the warmth of the stunning Tasmanian oak flooring, soaring high ceilings and expansive open plan living area, complemented by a separate front lounge and spacious games room for added versatility. The practical floorplan creates the ideal setting for both relaxed family living and entertaining.

Step outside and enjoy your own private retreat, complete with a heated 10.4m swimming pool surrounded by decking and a fantastic gabled patio perfect for year round entertaining. Car enthusiasts, tradies or those needing extra storage will appreciate the spacious triple garage with drive through access via the extended third garage to the powered 6m x 5m lined and insulated shed. Offering exceptional space and lifestyle appeal in a quality family friendly location, this impressive property is one not to be missed.

FEATURES:

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.

4 2 3

FOR SALE
From \$990,000

VIEW
Sat 23rd May @ 12:45PM - 1:15PM

AGENTS
James O'Neill
0451 309 029
james.oneill@ljhsouthwest.com.au

Milan Kokir
0403 597 101
milan.kokir@ljhsouthwest.com.au

AGENCY
LJ Hooker Property South West WA
(08) 9791 6880



- Flexible 4 bedroom, 2 bathroom layout with a large study or optional 5th bedroom
- Spacious open plan kitchen, living and dining area designed for family living
- Separate front lounge room for added versatility
- Generous games room perfect for entertaining or family relaxation
- Semi ensuite to the second bedroom, ideal for guests or older children
- Soaring 3.1m ceilings to the main living area and high ceilings throughout
- Stunning solid Tasmanian Oak flooring throughout
- Stylish kitchen featuring a new induction cooktop and pyrolytic oven
- Ducted gas heating and evaporative air conditioning for year round comfort
- Multiple split system air conditioning units
- Instant gas hot water system with preset temperature control
- Spacious A frame gabled patio ideal for outdoor entertaining
- Triple garage with high 2.4m clearance and drive through access
- Extra long third garage with access to the powered 6m x 5m shed, fully lined and insulated
- Heated 10.4m swimming pool with surrounding composite decking
- Enclosed pool pump shed
- Lean to for additional outdoor storage
- Side gate access ideal for bins, bikes or extra convenience
- External window shades to the eastern side of the home
- FTTP internet available
- Anticon insulation beneath roof sheeting plus ceiling batts for enhanced comfort and energy efficiency

Council Rates: \$3,370.19*

Water Rates: \$1,313.53*

- Approximate only

Contact James O'Neill on 0451 309 029 or Milan Kokir on 0403 597 101 today to schedule your private viewing and make this house your home sweet home!

Disclaimer - whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

MORE DETAILS

Property ID	1AJBHND
Property Type	House
Land Area	801 m2

James O'Neill 0451 309 029

Licensed Sales Agent â€“ Bunbury |
james.oneill@ljhsouthwest.com.au

Milan Kokir 0403 597 101

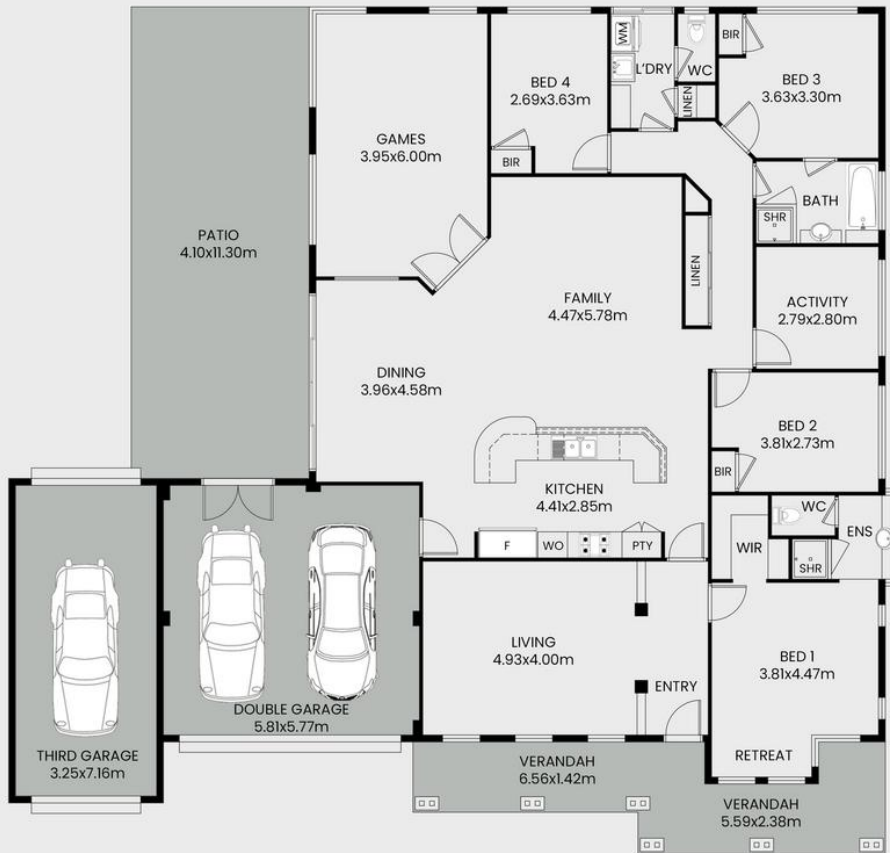
Associate to James O'Neill â€“ Bunbury |
milan.kokir@ljhsouthwest.com.au

LJ Hooker Property South West WA (08) 9791 6880

130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au



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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this floor plan.

