







16 Fernhill Promenade, Harrisdale

Family Living in the Heart of Harrisdale | Walk to Schools & Parklands

4 Bedrooms | 2 Bathrooms | 375m² Block

Imagine a home where the morning school run is just a short walk, the park is around the corner, and shopping and caf&aecute;s are only minutes away. Welcome to 16 Fernhill Promenade, Harrisdale.

Set on a manageable 375m² block, this four-bedroom, two-bathroom home offers a practical layout and a location that makes everyday life easier. Whether you're searching for your first home, a place to raise your family or an investment in Harrisdale, this property is well worth a look.

A welcoming space to come together:
The light-filled living area is the heart of the home, connecting to the alfresco for relaxed indoor-outdoor living. Prepare family meals in the well-appointed kitchen, a built-in pantry and a brand-new freestanding five-burner cooker.

Room for the whole family:

4 2 2

FOR SALE
$980,000 NEGOTIABLE MUST SELL

VIEW
By Appointment

AGENTS
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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.

Positioned at the front of the home, the main bedroom offers a private retreat with walk-in robe and an ensuite featuring a spacious vanity and shower. The three secondary bedrooms are generously sized.

Reverse-cycle air conditioning has been installed in all rooms within the past six months, providing comfort throughout the seasons.

Step outside and enjoy:
The covered alfresco is ready for weekend barbecues, family celebrations or a quiet morning coffee. Beyond it, the enclosed backyard includes a grassed area where children and pets can play.

Property highlights:
· Four bedrooms and two bathrooms
· Main bedroom with walk-in robes and ensuite
· Light-filled living area opening to the alfresco
· Kitchen with a built-in pantry
· Brand-new freestanding five-burner cooker
· Reverse-cycle air conditioning in all rooms, installed approximately six months ago
· Covered alfresco and enclosed backyard
· 375m² block

A location families will love:
· Approximately 400m to the nearest bus stop
· Approximately 450m to Dovedale Park
· Approximately 550m to Harrisdale Primary School
· Approximately 700m to Harrisdale Senior High School
· Approximately 1.3km to Stockland Harrisdale Shopping Centre

Water Rates: $1375 approx per year
Council Rate: $2840 approx per year

With parks, schools, shops and everyday conveniences close by, 16 Fernhill Promenade offers an opportunity to enjoy the Harrisdale lifestyle.

Distances are approximate. Buyers are encouraged to make their own enquiries regarding school enrolment and property details.

Please check the listing before heading out. If a property goes under offer before its scheduled home open, that inspection will be cancelled.

Contact Selvi Gopinathan on 0429 929 398 today for more information or to arrange a viewing.

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.

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MORE DETAILS

Property ID	325J00
Property Type	House
Land Area	375 m2

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