



11 Exodon Place, Heathridge

4 2 4

TWILIGHT OPEN THURSDAYEasy Living, Made for Entertaining

Tucked away at the end of a quiet cul-de-sac in a family-friendly pocket of Heathridge, this well-kept four-bedroom home delivers comfort, space and effortless entertaining in equal measure. With recently renovated bathrooms, a generous outdoor entertaining area and a sparkling pool as the hero of the backyard, this is a home designed for relaxed living without the upkeep. Whether it's weekend BBQs, poolside afternoons or simply enjoying the peace and privacy of the location, this one makes everyday living feel easy.

THE HOME

4 bedrooms

2 bathrooms

Living / kitchen/dining

Separate family living area

Laundry

FEATURES

Light-filled central living and dining area flowing seamlessly from the kitchen

FOR SALE

Offers in the Low \$1 Millions

VIEW

Thu 19th Feb @ 5:00PM - 6:00PM

AGENTS

Kira Willis

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Kalin Lane

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AGENCY

LJ Hooker Subiaco

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Functional kitchen with ample bench space, storage and breakfast bar, ideal for everyday living and entertaining
Recently renovated bathrooms, finished in fresh, modern tones with quality fittings
Comfortable main bedroom with ensuite and built-in storage
Three additional bedrooms, well-sized and ideal for family, guests or a home office
Neutral colour palette throughout, allowing you to move straight in or add your own touch
Split system air conditioning for year-round comfort
Fireplace keeping you warm in the winter
16 solar panels for energy efficiency

OUTSIDE FEATURES

Private backyard designed for low-maintenance enjoyment
Sparkling below ground swimming pool as the centrepiece of the outdoor space
Built in barbecue station
Large paved entertaining area perfect for hosting friends and family
Minimal lawn, meaning more time enjoying and less time maintaining
Secure fencing and excellent privacy
Rainwater Tanks

PARKING

Secure parking with additional driveway space
Street parking for visitors within the cul-de-sac

LOCATION

Set in a quiet cul-de-sac within a popular family-friendly area, this home is close to local schools, parks, shopping centres and public transport. Heathridge continues to be a sought-after suburb for its community feel, convenience and easy access to both the coast and major road links. A peaceful setting with everything you need close by.

For more information or to put in an offer, contact Kira or Kalin today.

Disclaimer:

The information provided is believed to be accurate but cannot be guaranteed. Interested parties are encouraged to make their own enquiries to satisfy themselves as to the accuracy of all details.

MORE DETAILS

| | |
|---------------|-----------------------|
| Property ID | 8ATHNF |
| Property Type | House |
| House Size | 112 m2 |
| Land Area | 730 m2 |
| Including | Ensuite |
| | Air Conditioning |
| | Car Parking - Surface |
| | Close to Schools |
| | Close to Shops |
| | Close to Transport |
| | Liveability |
| | Pool |



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Kalin Lane 0487 047 359

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 2 Bath



LEGEND

- 1. Driveway
- 2. Porch
- 3. Alfresco
- 4. Patio
- 5. Pool
- 6. Pool Area
- 7. Shed
- 8. Hot Water Tank
- 9. Carport
- 10. BBQ

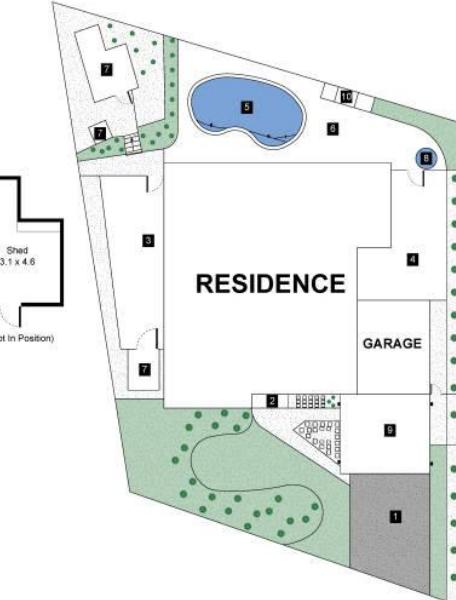
Internal : 178m²
External : 132m²

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External : 132m²

EXCERPT. 1927.



FLOOR PLAN



SHED



All information contained herein is gathered by Little Hinges. Whilst the scanning technology is highly reliable, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

This property is ready for
you to virtually inspect now
littlehinges.com.au



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