



11 Exodon Place, Heathridge

## TWILIGHT VIEWING TONIGHT Easy 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

4 2 4

### FOR SALE

\$1,180,000

### AGENTS

Kira Willis  
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Kalin Lane  
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### AGENCY

LJ Hooker Subiaco  
(08) 9382 3959

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

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  
Ducted 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

### **Kira Willis 0424 339 905**

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### **Kalin Lane 0487 047 359**

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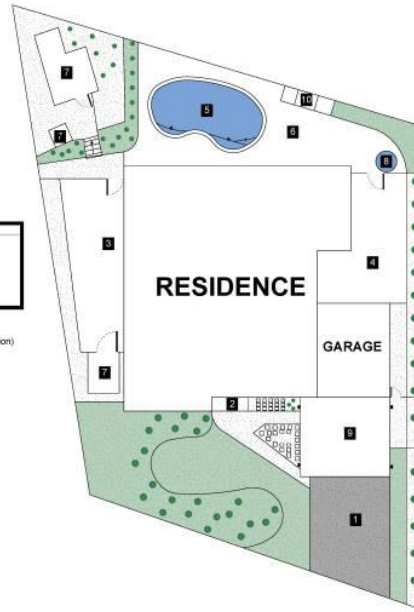
4 Bed 2 Bath 4 Car



FLOOR PLAN



SHED



SITE PLAN

## 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 : 178m<sup>2</sup>  
External : 132m<sup>2</sup>

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