




9 Toscana Way, Kelmscott

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## Perfect Downsizer in a Private Estate

Nestled in a quiet private estate opposite a lovely park complete with BBQ facilities and exercise equipment, this beautiful three bedroom, two bathroom home offers the perfect blend of comfort, style, and low maintenance living.

This home is only two years old and presents like new, it sits in the scenic foothills with exceptional street appeal and easy care gardens. Shops, public transport, and Armadale Hospital are all close by, making it the ideal choice for those ready to relax and enjoy life at an easier pace.

Stepping inside, you're greeted by wood look flooring that flows seamlessly through the walkways and main living areas. To the left, the spacious master bedroom features a huge floor to ceiling mirrored wardrobe providing ample storage, while the ensuite boasts a stone topped vanity, a glass panelled shower, and WC are behind another door for added privacy.

At the heart of the home lies an impressive open plan kitchen, complete with stone benchtops, elegant cabinetry, and quality Bosch appliances including an oven, gas cooktop, and dishwasher. The

**FOR SALE**  
From \$679,000

### AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

kitchen overlooks a generous living and dining area that offers plenty of space to entertain or unwind in comfort.

Two additional bedrooms are located toward the rear of the home. One is perfect for a double bed and includes a built-in robe, while the third bedroom rivals the master in size and would make a superb guest room, also featuring a floor to ceiling mirrored wardrobe. The main bathroom continues the theme of quality with a stone dressed vanity, glass panelled shower, and separate bathtub. Even the laundry is beautifully finished with stone benchtops and built in cabinetry.

This high quality home comes with all the extras ducted reverse cycle air con, solar panels, a security alarm, and roller shutters to the front and side windows for comfort year round and peace of mind should you go on holidays.

Outside, the magic continues with an extended alfresco area enclosed by pull down blinds, allowing you to enjoy outdoor living in any season. The beautifully designed backyard is a haven for birdlife, with natural bushland next door and daily visits from native birds. A striking mural along the rear fence creates the tranquil illusion of a rainforest waterfall, making this private space a true retreat.

Homes of this quality and location are rarely available for long in today's market. To find out more or arrange a viewing, contact Brian on 0438 333 341 today.

- \* Please note the Aerial Photo is for illustration purposes showing approximate boundaries.

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## MORE DETAILS

Property ID	97MHA2
Property Type	House
Land Area	382 m2
Including	Ensuite Air Conditioning Alarm Dishwasher Outdoor Entertaining Built-in-Robes Solar Panels Close to Shops Close to Transport

**Brian Scott 0438 333 341**

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