



54 Rayner Drive, Landsdale

In the Heart of Landsdale | 4 x 2 | Dale Alcock Designer Property

Brief //

" Single storey home - Double storey views "




Lots of work done to make this property perfect for the larger families with new refurbishments and many complimentary features inside and outside

Property //

This extra large Master Builder Property is immaculate in presentation with panoramic distant views over Landsdale's sunsets mere moments from the lakeside parklands and amenity of The Broadview

Meticulously presented and good as new this stunning 4 bedroom 2 bathroom home office plus theatre room property has amazing grace with amazing space ideal for the larger families and a tribute to contemporary living with visual light features mature neutral tones and luxury functional conveniences

The front UMR portico entrance with an elegant lead glass feature entry looks neat from the street and greets each visitor with space shelter and a comfortable place for a sunrise coffee and the separate entry foyer welcomes them inside

4  2  3 

FOR SALE

EOI \$1.2m

VIEW

Sun 12th Jul @ 12:45PM - 1:15PM

AGENTS

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 **LJ Hooker**

Designed with a free flowing open plan that instantly feels like home the Great Dining room has a big impact and an exceptional textured feature wall provides separation from the other four main living areas including a home office and dedicated theatre space

The private theatre area has a bar nook currently utilised as a game spot with a home gym and these splendid spaces all enhanced by large windows reveal about the functional kitchen hub relaxing where the most generous of families will unwind together in full view of the back yards spectacular sunsets and alfresco

Reverse cycle air-conditioning quality living tiling hybrid bedroom floors well designed wet areas and an extra sized double garage on well located prime elevated residential land

Approximately 200 sqm interior built in 2002 on approximately 600 sqm :

Specs //

- 2 toilets
- 4 bedrooms
- 2 bathrooms
- 1 home office
- family room
- dining room
- lounge room
- garden shed
- garden lighting
- 2.4m high ceilings
- LED down lighting
- low traffic location
- solar system 6.6 kW
- insulated garage door
- 10 m2 of attic storage
- spacious chef's kitchen
- interior recently painted
- Earthwool R4 insulation batts
- complete home water filtration
- monument grey colorbond fencing
- professionally renovated wet areas
- HWS i-Store 270 heat pump water heater
- private games theatre room with bar nook
- living areas have quality imported floor tiles
- extensive western whirly roof cavity ventilation
- fully automatic water saving smart retic system
- master bedroom has ensuite with walk in robes
- Daikin 16 kW ducted air conditioning with eZone
- golf green perfect couch grass lawns front and back
- blinds with motorised smart controls in several rooms
- ceiling speakers installed for the Atmos surround sound
- boat / camper / trailer parking power close by can anchor
- all bedrooms built-in robes or walk-in robes and hybrid wooden floors
- CCTV continuous recording with 6 external cameras and a smart doorbell
- extra large insulated double lockup remote controlled garage with storage
- entry door and the door to the garage with fingerprint smart locks installed
- alfresco entertainment area with fitted 'Ziptrak' blinds for enclosure when required
- fully reticulated established gardens paved patio alfresco water features and views
- all window treatments single or double blinds bedrooms with 'Blockouts' and new screens

Location //

5 min drive to Bunnings
18.6km (approx.) to Perth CBD
450m (approx.) to Everglades Park
close by Broadview Park and Warradale Park
1.1km (approx.) to Landsdale Primary School
1.7km (approx.) to Landsdale Christian School
1.8km (approx.) to Carnaby Rise Primary School
350 m to the bus stop for high school commute
around the corner from undulated Brockwell Park
1.1km (approx.) to Landsdale Forum Shopping Centre (grocery shop
(open 7am - 9pm, 7 days a week), a dentist, GP, pharmacy, library,
coffee shop, restaurants etc.)

A prime elevated position easy walking distance to bus and parklands
access to Landsdale Forum Shopping Centre Landsdale Primary
School Landsdale Christian School and Carnaby Rise Primary School
and both Darch Plaza Shopping Centre and Kingsway City are only a
matter of minutes away

Built : 2002

Patio pergola : 45 sqm

Total : (approximately) 600 sqm

Frontage : (approximately) 16.5m

Interior : (approximately) 200 sqm

Undercover : (approximately) 245 sqm

Shire Rates : (approximately) \$2,476.94 p.a.

Water Rates : (approximately) \$1,351.51 p.a.

Total Strata : \$0

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Disclaimer //

In preparing this information Edi & the LJ Hooker team have relied in
good faith upon information provided by others having made all
reasonable efforts to ensure that information is correct
The accuracy of the information provided to you written or verbal
cannot be guaranteed

If you are considering to purchase this property you must please
make your own enquiries necessary to satisfy yourself that any
important and relevant information is correct and accurate - thank you

MORE DETAILS

Property ID	PZ0FF4
Property Type	House
House Size	199 m2
Land Area Including	598 m2
	Study
	Air Conditioning
	Ducted Heating
	Toilets (2)
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels

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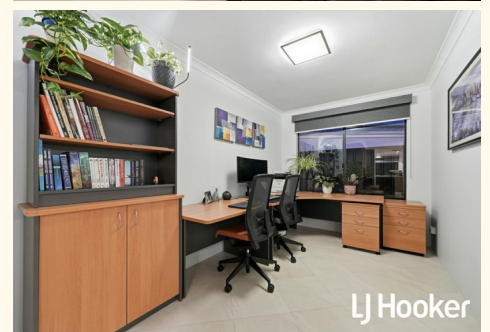
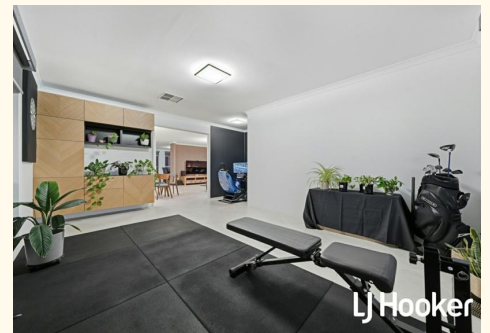
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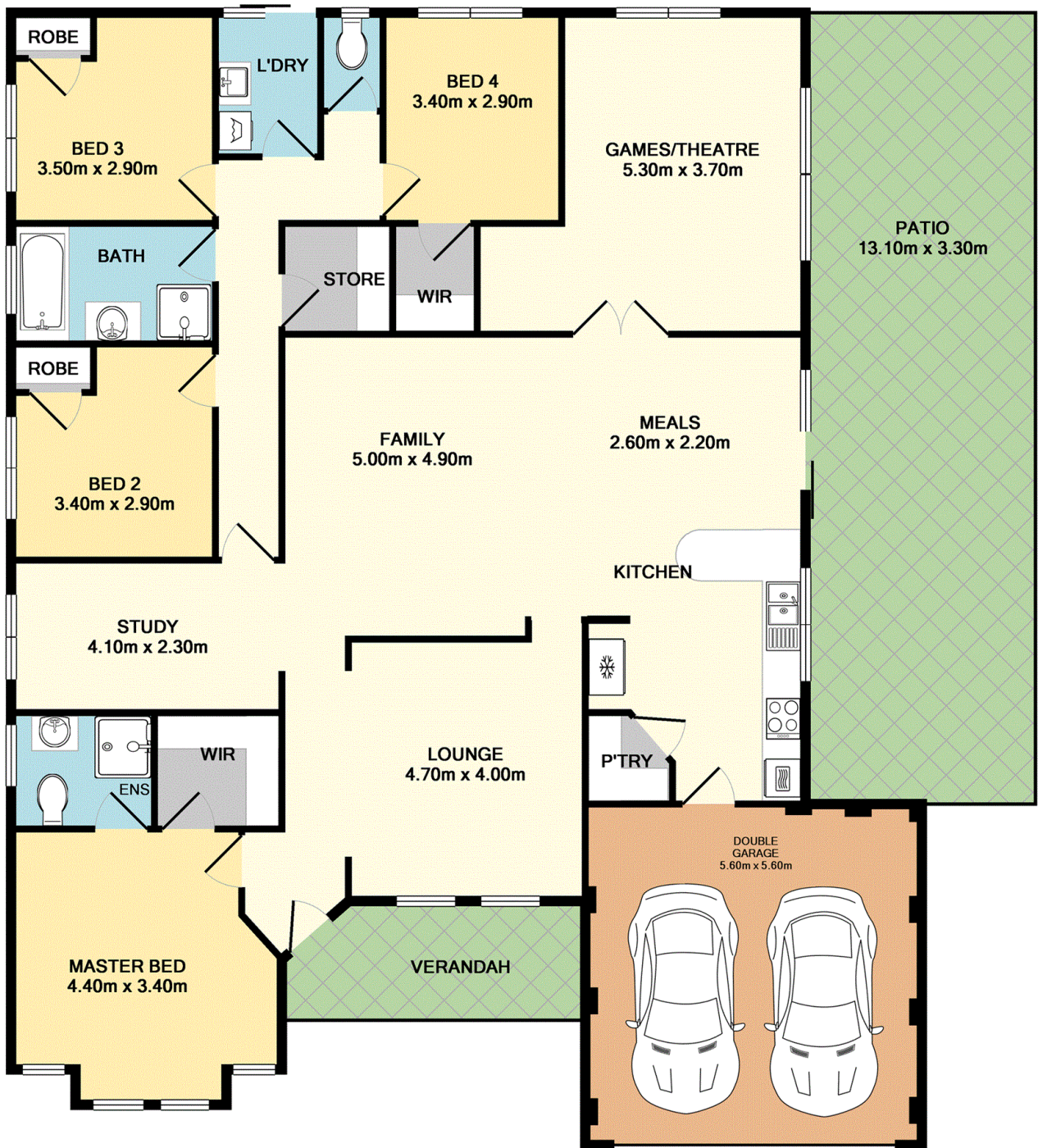
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TOTAL APPROX. FLOOR AREA 199.0 SQ.M. (2142 SQ.FT.)

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