



10 NortheCut Rise, Parmelia

## HUHE - 5 BEDROOM FAMILY HOME - RARE OPPORTUNITY

10 NortheCut Rise, Parmelia. WA 6167

LJ Hooker Kwinana is proud to present this spectacular brick built 4 bedroom plus 5th bedroom or Study family home.

Perfectly located with convenient public transport or a short Drive - walk to Wellard train Station making commuting to Perth CBD - Mandurah - Two Rocks or the airport and surrounding areas is effortless, with only a 35-minute train ride to Perth CBD or take advantage of the Quick access to the Kwinana Freeway.

Wellard Square Shopping Centre that offers Woolworths, Priceline Pharmacy, Wellard Family Practice, The Well Tavern, and a variety of cafes & eateries, also Costco & several major shopping precincts and schools are only a short drive away or Walk

With views and the Darling Range, is just a 30 to 45-minute drive away or a short drive to the beach and Kwinana Market Place also a short walk to many parks, BBQ areas, playgrounds also Henley bushland offers multiple walking trails, and lovely parks are within walking distance or a short drive.

5 2 2

**FOR SALE**  
From \$880,000

**VIEW**  
By Appointment

**AGENTS**  
Roy Barraclough  
0424 617 370  
roy@ljhkwinana.com.au

**AGENCY**  
LJ Hooker Kwinana  
(08) 9439 3333

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**

Welcome to this beautiful Spacious family home with 4 bedrooms, plus 5th bedroom or Study 2 bathrooms &ndash; and Separate open plan lounge - Kitchen &ndash; Family area with wood slow combustion heater &ndash; also additional family-dining or rumpus area and front lounge, Secure enclosed, rear gardens and lockable double carport with access to rear garden.

The Features Are Endless:

- Spacious Open plan kitchen - family living - Dining area.
- Large kitchen area with ample bench top, stainless steel appliances
- Separate offset Theatre or rumpus area and front lounge.
- Master bedroom offers a walk-in robe & private en-suite with vanity and showers.
- 2nd - 3rd - 4th spacious Bedrooms with Built -in wardrobes.
- 5th spacious Bedrooms or study.
- Well-equipped family bathroom with bath & separate shower.
- Laundry room with powder room and external access
- Large rear &ndash; alfresco Patio/entertainment area to the rear yard and garden shed.
- Ducted air conditioning
- Secure enclosed, rear and side garden and under cover carport.
- Double lockup carport with storage area.
- Solar panel system to help reduce energy costs
- Undercover storage area for your Boat - Caravan - motorhome.

For more details or to arrange a viewing, please call or email Roy Barraclough today on 0424 617 370

#### PROPERTY INFORMATION

Council Rates: \$2,499.00 approx.

Water Rates: \$1,300.00 approx.

Block Size: 702sqm

Build Year: 1995

Dwelling Type: HouseFloor

Plan: Available

#### MORE DETAILS

|               |         |
|---------------|---------|
| Property ID   | 1K9QGQ5 |
| Property Type | House   |
| Land Area     | 702 m2  |

**Roy Barraclough 0424 617 370**

Sales Consultant | [roy@ljhkwinana.com.au](mailto:roy@ljhkwinana.com.au)

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#### Approximate Areas

|                |                   |
|----------------|-------------------|
| Internal:      | 171m <sup>2</sup> |
| Carport:       | 24m <sup>2</sup>  |
| Garage:        | 25m <sup>2</sup>  |
| Porch:         | 1m <sup>2</sup>   |
| Covered Patio: | 30m <sup>2</sup>  |
| Shed:          | 5m <sup>2</sup>   |
| Approx. Total: | 256m <sup>2</sup> |



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Not to scale • All measurements are approximate • Drawn for presentation purposes only • [bookings@press-play.tv](mailto:bookings@press-play.tv)