




5 Vulcan Place, Quinns Rocks

## HOME OF DISTINCTION

Welcome to this 'award winning' two storey home of distinction, 5 Vulcan Place in Quinns Rocks taking pride of place on top of the hill but tucked away in a quiet cul de sac. One loving owner of this 2008 built home, its 'claim to fame' was being shortlisted in the HIA Building Awards! Highlighting excellence in the construction and design. You will see the quality of the build throughout as you walk round, with concrete between the two-storey home, double cavity walls. With its grand entrance timber doors welcoming you into this light bright foyer with high ceilings, and amazing central chandelier with large windows overlooking the tranquil Japanese themed central garden, with decking, lush plants and ferns, where you can have some quiet time in the shade with a coffee and a read. The theatre/media lounge is large scale for those movie nights in. The back of the home opens up to the quality fitted kitchen, with the skylight to let plenty of light in, granite tops throughout and the central island bench overlooking the dining area and main living lounge area. The three double bedrooms are to the rear of the home and share a bathroom and separate wc. The living and dining lead you out to the decked and extended alfresco surrounded by established gardens, very private and tranquil for you to either relax or entertain with family and friends. Upstairs is another living area (three in total) to sit, relax, read a book, sip on your favourite drink and look at that view! Or head out to the extra wide balcony for some downtime. The master suite is on the upper floor

4  2  3 

### FOR SALE

Offers considered from \$1,750,000

### VIEW

By Appointment

### AGENTS

Chrys Timpson  
0424 839 055  
chrys.timpson@ljhpxp.com.au

### AGENCY

LJ Hooker City Residential  
(08) 9325 0700

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

which is spacious, plenty of robe space and ensuite, your own space to relax and unwind.

#### THE IMPORTANT FEATURES INCLUDES

Four bedrooms, two bathrooms, triple garage, loads of extra front parking for cars, caravan, boat and trailer, security alarm, reverse cycle air con, timber decking, electronic skylight to the kitchen, quality blackbutt timber floors, valet ducted vacuum, fresh coat of paint to the front, internal walls and skirts repainted, quality fixtures and fittings throughout, elevated block, and those amazing views!

Location is everything you are a short walk to Quinns beach (approx. 520m), close to plenty of parks and Quinns Primary, Peter Moyes, Quinns Baptist, Mindarie College, medical centre, shops all a short drive.

Block is 612sqm, total living 377sqm!

Living lower level 299sqm (includes living, portico, garage, alfresco, pergola)

Living upper level 78sqm (includes living and balcony)

Call Chrys to view your local Quinns Rocks specialist for more details:

Contact: Chrys Timpson 0424839055

Email: [chrys.timpson@ljhpxp.com.au](mailto:chrys.timpson@ljhpxp.com.au)

#### MORE DETAILS

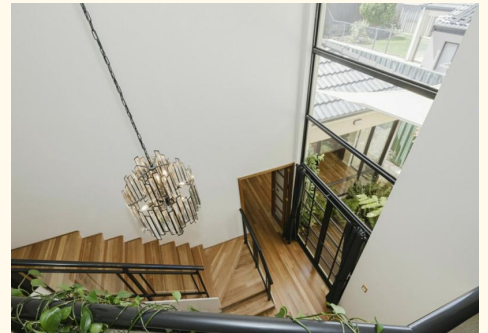
Property ID	3V6UFGJ
Property Type	House
House Size	377 m2
Land Area	612 m2

#### Chrys Timpson 0424 839 055

Sales Executive | [chrys.timpson@ljhpxp.com.au](mailto:chrys.timpson@ljhpxp.com.au)

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# LJ Hooker 5 Vulcan Place, Quinns Rocks

Not to scale • All measurements are approximate • Drawn for presentation purposes only