

112 Talbot Road, Swan View

# Space, Serenity & Stunning Gardens

Set amongst the foothills of the Darling Range, this spacious four-bedroom family home combines generous proportions, beautiful established gardens and an impressive 820m² block.

Offering approximately 221m² of internal living, the double-brick home provides plenty of room for the whole family. Multiple living zones include a large sunken lounge along with an open-plan kitchen, dining, family and games area, giving everyone space to spread out.

Freshly painted and fitted with new blinds throughout, the home is in great condition and completely move-in ready, while still providing a fantastic blank canvas for its next owners to make their own.

Outside is where this property really sets itself apart. The unique award-winning gardens provide an incredible display of colour throughout the year, with established native trees and shrubs complemented by orange, guava, avocado and mulberry fruit trees. Three rainwater tanks assist with garden watering, while the large rear patio provides a fantastic space for entertaining, relaxing or enjoying summer evenings.

5 2 2

**FOR SALE**
Please Call

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From the front veranda, you can even enjoy views towards the Perth city skyline.

The spacious main bedroom features a walk-in robe and private ensuite, while three additional bedrooms are serviced by the family bathroom and separate toilet. A dedicated office adds further flexibility for those working or studying from home.

Property features include:

" Spacious four-bedroom, two-bathroom double-brick family home
" Approximately 225m² of internal living
" Generous 804m² block
• Beautiful established, award-winning gardens
• Large sunken lounge
• Open-plan kitchen, dining, family and games area
• Dedicated office
• Main bedroom with walk-in robe and ensuite
• Large rear entertaining patio
• Kitchen with dishwasher, electric oven, gas cooktop and walk-in pantry
• Double carport with convenient direct access to the kitchen
• 3kW solar power system with battery storage
• Heat-pump hot water system
• Ducted evaporative air conditioning
• Drinking water filtration system
• Three rainwater tanks
• Reticulated gardens
• Established orange, guava, avocado and mulberry trees
• Views towards the Perth city skyline from the front veranda
• Freshly painted throughout
• New blinds
• Excellent condition and ready to move straight in

Positioned in Swan View at the foothills of the Darling Range, the property offers a wonderful balance of space and convenience, with schools, childcare, shopping and everyday amenities all within easy reach.

With a big home, big block and beautiful gardens, 112 Talbot Road presents an excellent opportunity for families looking for space to grow, entertain and make a home their own.

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## MORE DETAILS

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|---|---|
| Property ID | MS5HRD |
| Property Type | House |
| House Size | 221 m2 |
| Land Area | 820 m2 |
| Including | Study |
| | Air Conditioning |
| | Toilets (2) |
| | Dishwasher |
| | Outdoor Entertaining |
| | Built-in-Robes |
| | Fully Fenced |
| | Solar Panels |
| | Water Tank |
| | Liveability |







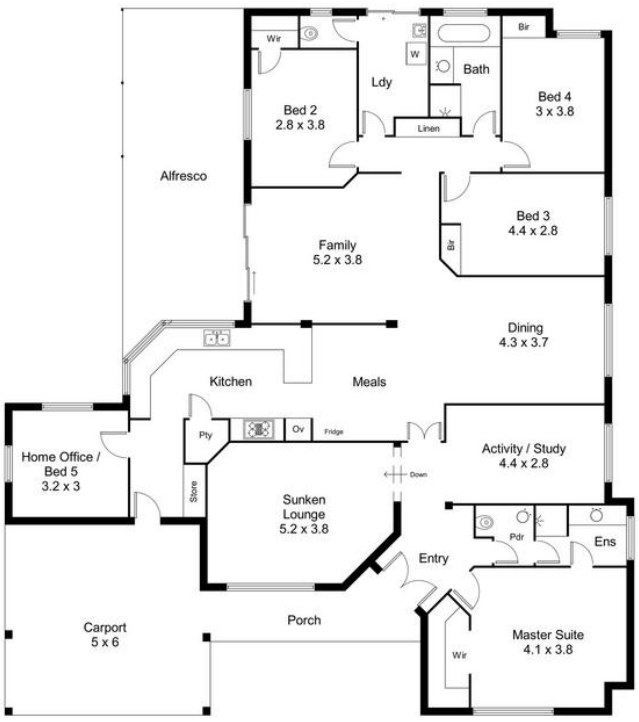




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/ for information and guidance purpose only /
measurements shown are approximate

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