



Willetton, 22 The Escarpment

Beautiful Family Home in the Rossmoyne SHS Zone!

Set on a generous 785 sqm block, this versatile and spacious family home offers a unique layout with endless potential. With three bedrooms and one bathroom PLUS a powder room, it presents the perfect opportunity for your family to settle in and enjoy a comfortable, well-designed lifestyle with plenty of potential.

The home is located in the highly sought-after Rossmoyne Senior High School catchment area, placing you close to beautiful parks, reputable schools, shops, cafés, public transport, Southlands Shopping Centre, and Willetton Primary School, making it an ideal location for families.

Inside, the home offers multiple living spaces, beginning with a tiled, formal lounge at the front that opens onto a private patio, creating a peaceful retreat for relaxation. The carpeted, formal dining room connects seamlessly to a large, stylish living area featuring bamboo floorboards, high ceilings and an adjoining powder room for added convenience.



Disclaimer: 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.



For Sale
Expressions Of Interest

View
ljhooker.com.au/2SE7G5X

Contact
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0413 644 202
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LJ Hooker Southern Residential WA
(08) 9457 9955

This spacious living area flows naturally into another living space and extends outdoors to the alfresco entertaining area.

The outdoor space is perfect for year-round entertaining, featuring a large alfresco area equipped with a ceiling fan. This inviting space overlooks a charming garden, ideal for both relaxation and family gatherings. Additionally, the backyard includes a garden shed and a large powered workshop, providing plenty of storage and hobby space.

The well-equipped kitchen offers lovely garden views and is designed for functionality, featuring a double-basin sink, dishwasher, gas cooktop, and abundant cupboard space, including overhead storage. It's the perfect setting for preparing family meals while staying connected to the living areas.

All the bedrooms are generously sized and carpeted, with built-in robes providing ample storage. The master bedroom boasts a walk-in robe and direct access to the large shared bathroom, while a separate toilet is conveniently located nearby. Both the master and third bedroom are equipped with ceiling fans for added comfort during warmer months.

Additional features include:

- Built in 1972
- Two Ducted Evaporative Air Conditioning Units
- A front double carport with a roller shutter for extra security
- A front garage/storage area
- Bore reticulation for easy garden maintenance, and
- Four gas bayonets throughout the home.
- Gas hot water system
- Garden Shed + Large powered workshop in the backyard
- Approx. 216 sqm of internal living space

Rates (Approx.)

- Council Rates: \$1,983.35 p/a
- Water Rates: \$1,344.78 p/a

Don't miss out on this incredible opportunity to live in a prime location with plenty of space to grow. Contact Victor Paz on 0413 644 202 or Isabelle Appleton on 0421 902 204 today for more information!

More About this Property

Property ID	2SE7G5X
Property Type	House
House Size	216 m ²
Land Area	785 m ²
Including	Toilets (2)

Victor Paz 0413 644 202

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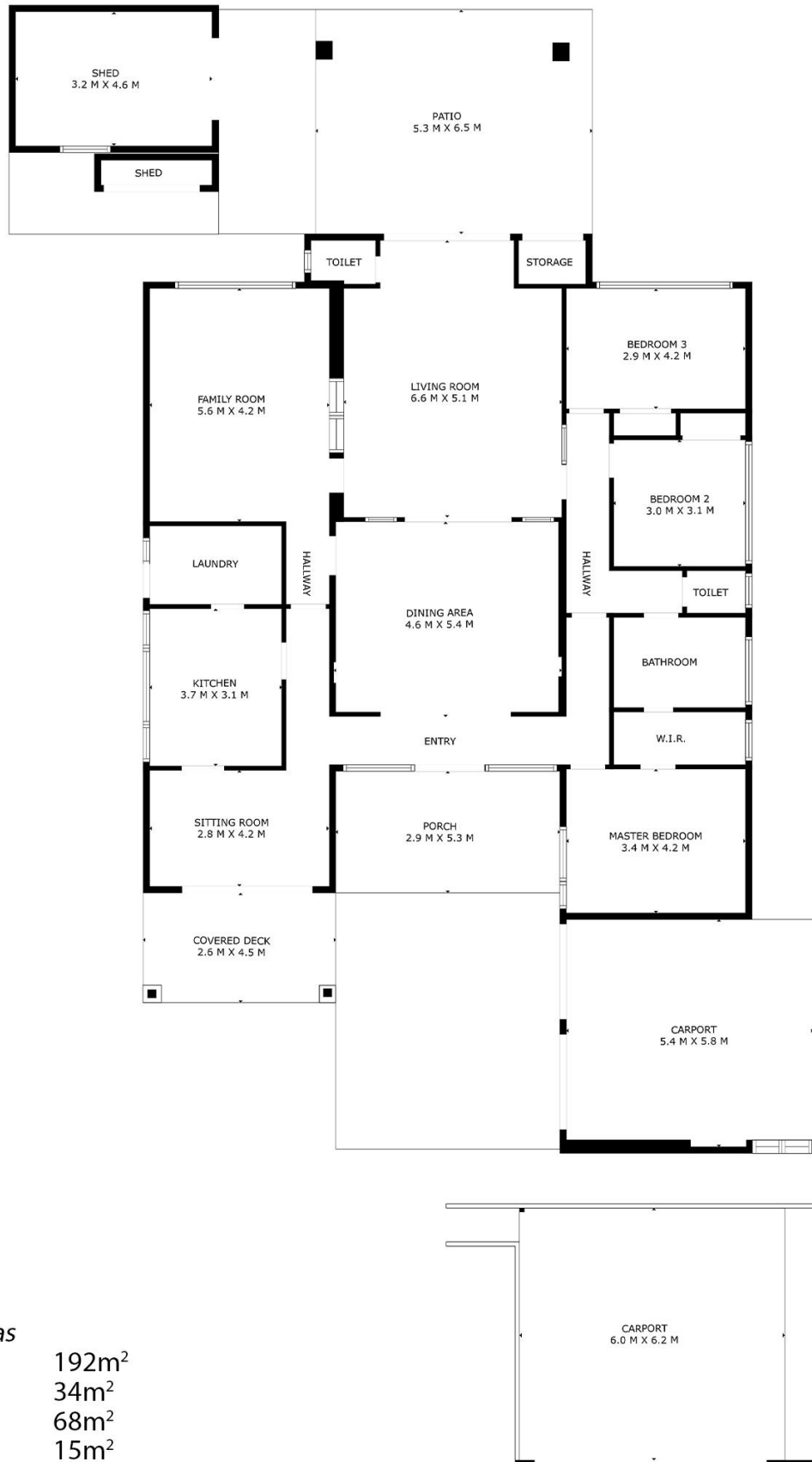
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<i>Approximate Areas</i>	
Internal Living	192m ²
Patio	34m ²
Carport (total)	68m ²
Shed (large)	15m ²
Total Lot Size	785m ²



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This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.
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