

Sold



13 Etchell Mews, Waikiki



## SPACIOUS FAMILY HOME

Set in the highly sought after Beachside suburb of Waikiki, this stunning family home is ready to welcome its new owners.

Perfect for those looking to upsize, this spacious and well maintained property offers a blend of modern upgrades and family friendly features.

From its neutral coloured interiors to its it bore fed, reticulated gardens, every detail has been thoughtfully considered.

With the beach just moments away and so many features to love, this home is move-in ready for its next family.

### Features include:

\* Separate Living Spaces: Formal lounge and dining areas feature plush new carpets and a large split system reverse-cycle air conditioner for year-round comfort.

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Price SOLD for \$760,000

Property Type Residential

Property ID 186

Land Area 181 m2

Floor Area 687 m2

### AGENT DETAILS

Lee Tamblin - 0466 250 944

### OFFICE DETAILS

One Percent Realty WA  
1003/162 Canna Drive Canning  
Vale, WA, 6155 Australia  
61 466 250 944

**ONE**

\* Large Master Retreat: King sized master bedroom with a walk-in robe and reverse- cycle air conditioning, leading to a sleek modern ensuite and convenient powder room.

\* Room for Everyone: Three queen sized minor bedrooms, all with built-in robes, carpets and individual split system air conditioning.

\* Gourmet Kitchen: Recently updated with sparkling granite countertops, a double oven and microwave, an island bench, double fridge recess and extensive storage – perfect for entertaining or family meals.

\* Versatile Living Areas: A tiled family and meals area, plus a tiled games room with split system air conditioning, offer plenty of space for relaxation and fun.

\* Outdoor Entertaining Oasis: The large gabled Colourbond pergola and paved patio provide an ideal setting for outdoor gatherings.

\* Extra Features: A powered 7x4 workshop and bore fed, reticulated gardens add to the home's appeal.

\* Energy & Security: Equipped with a 6kW solar power system, security shutters and an alarm system for peace of mind.

\* Built In: 1996

\* Block Size: 687sqm

\* Internal Living: 181sqm

\*\*\*PLEASE NOTE: While these photos do represent the property accurately in regards to room size, features and fittings, they were taken 2 years ago (prior to the previous tenant moving in) and the front and rear garden lawns in particular are not to the same level of presentation\*\*\*

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