

Just Listed



15A Simeon Rise, Pearsall



## STYLISH COMFORT & SPACE IN A PRIME LOCATION

Step into this beautifully presented 4 bedroom, 2 bathroom family home that blends timeless charm with modern functionality. Freshly repainted throughout in soothing neutral tones, this move in ready residence offers space, style and ultimate comfort for families, downsizers or savvy investors.

Set on a low-maintenance 306sqm block, this home is packed with desirable features and thoughtful design touches. From the high ceilings and open plan living area to the split system air conditioning in both the master bedroom and living zone, every detail has been crafted for relaxed year round living.

Enjoy seamless indoor/outdoor living including an alfresco area with roller blinds enabling you to use the space all year round and a low up keep garden, perfect for those who value lifestyle over lawn mowing.

Located in a quiet pocket near parks, schools, shops, and transport, you're

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Price Offers Over  
\$729,000

Property Type Residential

Property ID 232

Land Area 306 m2

Floor Area 141 m2

### INSPECTION TIMES

Sat 26 Apr, 1:00 PM - 1:30 PM

### 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

just a short stroll from Salitage Park, with local conveniences like the IGA and Lakelands Golf & Country Club nearby.

ONE

#### Property Features:

- \* Freshly painted throughout in modern neutral tones
- \* Master suite with ensuite, walk in robe and split system air conditioning
- \* Spacious open-plan living with high ceilings
- \* Well appointed kitchen with stainless steel appliances, pantry and breakfast bar
- \* 3 minor bedrooms, all with built-in robes
- \* Modern main bathroom with separate shower, vanity and bath
- \* Separate toilet
- \* Laundry with additional linen cupboard
- \* Split system air conditioning in the living area (and master bedroom)
- \* Quality lighting, downlights & stylish floor coverings
- \* Alfresco entertaining area and low maintenance rear garden
- \* Double garage with rear access and storage area
- \* Built in 2006
- \* 306sqm survey strata block (no fees) in a peaceful, family friendly location
- \* 141sqm of living
- \* Rent potential: \$670 to \$690 per week

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