

Sold



16 Dumbarton Way, Landsdale



## EXCEPTIONAL FAMILY LIVING

Discover the epitome of family living in this meticulously designed East Landsdale residence, where form seamlessly meets function. This premium home, sprawled across a generous 480sqm block, is tailored to accommodate every stage of family life. A short stroll away from the enchanting parklands, this dwelling provides a serene escape, embodying the coveted Landsdale lifestyle.

Step into a grand entrance unveiling an intelligent floorplan that effortlessly divides the space into functional zones. The double width hall leads to a central living area, while a spacious theatre room offers a retreat with optimal privacy. Additionally there is a separate study/office or 5th bedroom.

The heart of the home, the kitchen, boasts stainless steel appliances, expansive stone benchtops, and a breakfast bar—creating an inviting space to entertain family and friends.

The well considered layout extends to the minor bedrooms, each

 4  2  2  480 m<sup>2</sup>

Price	SOLD
Property Type	Residential
Property ID	80
Land Area	480 m <sup>2</sup>
Floor Area	193 m <sup>2</sup>

### AGENT DETAILS

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### OFFICE DETAILS

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generously proportioned. Outside, an alfresco seamlessly connects to the expansive backyard, providing ample space for children to play and the potential for a future pool.

This residence doesn't just offer a home; it presents an opportunity to embrace the highly sought-after Landsdale lifestyle. With its intelligent design, high-quality finishes, and a massive outdoor entertaining area, this wonderful property is a haven for families seeking the perfect blend of luxury and comfort to call home.

Don't miss your chance & schedule the home open into your diary.

### **Features Include**

- \* Modern elevation
- \* Neutral décor throughout
- \* Spacious entry foyer
- \* Large Master bedroom with fully length walk in robe & ensuite
- \* Separate theatre room
- \* Open plan kitchen / family / dining area
- \* Kitchen with stone benchtop s/s appliances and plenty of storage
- \* Breakfast bar & large walk in pantry
- \* Great size minor bedrooms, each with built in robes
- \* Well appointed minor bathroom
- \* Laundry with built in storage and separate WC
- \* High ceilings to living areas
- \* Fully ducted reverse cycle air condition
- \* Double garage with internal access
- \* Large UMR alfresco plus large undercover entertaining area with decking
- \* Room for a pool
- \* Reticulation
- \* 480sqm block
- \* Huge 193sqm of living space
- \* Built in 2014

### **THE LOCATION**(distance is approximate)

- \* Flying Fox Park - 150m
- \* Corimbia Park - 1.4km
- \* Landsdale Forum - 1.3km
- \* Carnaby Rise Primary School - 2km

- \* Landsdale Primary School - 1.3km
- \* Landsdale Christian School - 850m
- \* Perth - 18km
- \* Swan Valley - 15km
- \* Hillarys Boat Harbour - 15km

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