

39 Modillion Avenue Nth, Shelley, WA 6148

Under Contract

House 4 2 2



## Large Family Home In Riverside Location

This spacious family home sits on a generous 948sqm green titled block in the established Canning River precinct. With modern styling and design throughout, this home features an enormous formal living area, an open plan kitchen which connects into a spacious sunken lounge room. The family living and dining room opens onto a large undercover alfresco entertaining area, complete with French doors to bring the outside in.

**Open for Inspection**

By Appointment.

The large master retreat features an open plan ensuite and two large his and her build in robes. All the minor bedrooms are generous in size and each bedroom has its own build in robes.

There is a shoppers' entrance access from the double garage, leading directly into the mudroom, it has plenty of build in cupboards and space for storage.

The alfresco area features a gable glass sunroof, perfect for an evening outdoor dining or entertainment. The alfresco overlooks into the pool and garden.

In the rear garden, there is an in ground pool for the family to enjoy. The garden is spacious, with plenty of room for a trampoline and swing sets.

This is the perfect opportunity for those seeking a large family home on a large block with the potential for subdivision in the future.

### Features and Benefits:

- \* Neutral paint tone through out
- \* Floorboards in living, kitchen and bedrooms
- \* Recessed lightings
- \* Kitchen features 4 burner gas cooktop, fan force oven, rangehood and dishwasher
- \* 5 split system air conditions in the formal living area, kitchen/dining, master bedroom and two minor bedrooms
- \* Ceiling fans in master bedroom, bedroom 2 and bedroom 3
- \* Single door fridge recess in kitchen
- \* Master bedroom with mirror built in robe
- \* Bedroom 3 and bedroom 4 with mirror built in robe
- \* Plantation shutters window treatment in formal living area and main entrance

### Listed By

Kim Liew

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Floorplan



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

APPROXIMATE BUILT AREAS

BUILT AREA	:	230m <sup>2</sup>
CARPORT	:	36m <sup>2</sup>
TOTAL AREA	:	266m <sup>2</sup>