



## 13 Benderson Road, CHAMPION LAKES, WA 6111

### NEWLY BUILT PROPERTY FOR MODERN FAMILY LIVING

The Openn Negotiation has started. (Openn Negotiation is an auction that is conducted online and allows flexible terms for qualified buyers). The property can sell at any time, contact David Parlor on 0412 734 727 immediately to avoid missing out.

Built in just 2023, this fantastic property offers a flexible and contemporary floorplan, with up to 4 spacious bedrooms on offer, plus 2 quality bathrooms and adaptable living options to both the inside and out. Your open plan family living zone provides a modern kitchen, with lounge and dining space that flows outward to your sheltered alfresco for entertaining, while a separate theatre room offers an additional space to relax, or your generously sized 4th bedroom. The master suite is positioned to the front of the home for a peaceful retreat like space, while your two further bedrooms and main bathroom are toward the rear. And secure parking for two vehicles sits within the garage to the front, while your gardens are lawned for a minimal upkeep design across the entire 350sqm block.

A paved driveway offers additional parking before the garage, while a sheltered portico provides entry into the home, with established plant life bordering the property for appeal. Your inviting master suite is placed to the left, with soft carpet underfoot, a large walk-in robe and an ensuite with a glass shower enclosure, vanity and private WC. While further along, your central hallway opens out to your main living and dining space

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P183187

**SALE DETAILS**

**MUST BE SOLD!**

**CONTACT DETAILS**

**Elders Real Estate  
Rockingham & Baldivis**

8/2-6 Council Ave  
Rockingham, WA  
08 9591 4999

**David Parlor**  
0412 734 727

that's flooded with natural light and tiled throughout, with your kitchen positioned to oversee all. A central island bench provides a space for casual meals, with in-built appliances including a 900mm oven, gas cooktop and rangehood, with plentiful cabinetry and a walk-in pantry for storage.

To the left of the space sits firstly your flexible theatre room or 4th bedroom allowing you to create a home that's designed around your unique needs. While bedrooms 2 and 3 are placed further along and either side of the main bathroom, with carpet to both and full height sliding door robes, while the bathroom is equipped with a glass shower enclosure, bath and vanity. Sliding doors from the main living area allow for a seamless flow to the garden, with the under roof alfresco paved to the floor and ideal for outdoor relaxation, with the fully fenced backyard lawned and bordered with plant life.

Located for convenience and just a short hop to the bustling centre of Armadale, this well-placed position offers easy access to a variety of schooling and childcare facilities, making this ideal for laid back family living, with a vast range of parkland and greenspace to the neighbouring area. A multitude of retail and dining opportunity awaits nearby, with excellent road and public transport links to both the CBD and surrounds for straightforward travel or the daily commute.

Other features of the property include:

- Stone benchtops to the kitchen and bathrooms
- Modern laundry with open linen shelving
- Privately placed 2nd WC
- Ducted reverse cycle air conditioning throughout
- Ceiling fans to all bedrooms and theatre / bedroom 4
- LED downlighting
- Skirting boards to all rooms
- Instant gas hot water system
- Automatic reticulation for ease of upkeep

Contact David Parlor today on 0412 734 727 to arrange your viewing.

The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 350.00 square metres
- Building Area: 142.00 square metres
- Bedrooms: 4
- Bathrooms: 2

- Double garage









FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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