



## 86 Harrisdale Drive, HARRISDALE, WA 6112

IN THE CATCHMENT FOR HARRISDALE SENIOR HIGH SCHOOL

CURRENT BID \$650,000 | 1 QUALIFIED BIDDER

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.

Elevated from the street and surrounded by a wealth of parkland, including directly across the road, this easy care property offers picturesque views to enjoy, along with a premium position that's close to all the essential amenities. Set upon a 346sqm block, the gardens have been carefully created with a minimal upkeep design, including a sheltered patio for alfresco dining. While moving inside, your two separate living options include a formal lounge or theatre space to the front, and a generous open plan living, dining and kitchen to the rear, with all three bedrooms and both bathrooms placed to the right side of the home for a peaceful position within. A neutral colour scheme extends across the entire residence, with plenty of natural light to add to the bright and spacious feel within, while the contemporary interior ensures laid back living that is sure to appeal to many, with families, professionals and investors at the forefront.

Directly facing the large parkland opposite, your street appeal is immediate, with your

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:** 300P188764

**SALE DETAILS**

**From \$700,000**

**CONTACT DETAILS**

**Elders Real Estate  
Rockingham & Baldivis**  
8/2-6 Council Ave  
Rockingham, WA  
08 9591 4999

**David Parlor**  
0412 734 727

front garden tucked beyond a limestone wall and established hedging to enjoy that heightened standing, with easy upkeep synthetic lawn before the home, while your double remote garage sits to the side for secure vehicle parking. Your lounge awaits to the interior, with the timber vinyl flooring that extends throughout and a spacious design for relaxation, with your master suite positioned across the central hallway to enjoy those parkland views. An effective split system air conditioning unit ensures your well-being within, with a walk-in robe and an ensuite with a shower, lengthy vanity and WC.

Bedrooms 2 and 3 are placed within their own section, and both benefit from built-in robes, with the main bathroom positioned between and equipped with a shower, bath and vanity, plus a separate WC. Your open plan living and dining space offers a substantial setting for relaxation or entertaining, with direct patio access for an indoor to outdoor flow, along with another split system air conditioning unit for comfort. The kitchen overlooks the space and is fully fitted, with a wraparound benchtop for breakfast bar seating, in-built stainless-steel appliances and a double door pantry, with under bench cabinetry and a designated fridge recess included. Furthermore, your sheltered patio is paved underfoot to offer an inviting area to relax, with more of that synthetic lawn across the backyard for minimal maintenance living.

Located directly opposite Oakleigh Park, with a vast array of parkland, reserves and greenspace in all directions, this leafy area offers a welcoming setting to call home, with a sporting oval nearby and plenty of opportunity to play. A choice of both primary and secondary schooling sits within walking distance, while the local retail centre is equally nearby with a variety of supermarket and specialty stores throughout, ensuring all the day-to-day essentials are easily on hand. Additionally, for those with a daily commute, convenient road and public transport links provide straightforward travel to the neighbouring area and further afield.

Other features of the property include:

- Separate laundry with direct exterior access and a built-in linen closet
- 2 x split system air conditioning units
- Gas bayonet point for heating
- Gas storage hot water system
- Automatic reticulation to the front gardens
- Security doors throughout
- Built in 2010

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 346.00 square metres
- Building Area: 137.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage











