



18 McClelland Street Ferndale, WA



## PRIVATE COZY FAMILY FAVOURITE

This beautifully presented three bedroom and one-bathroom home is one of the most unique and desired homes on the market in Ferndale, which is noticed from the moment you step in the door. This property offers the perfect opportunity for the right buyers.

With a large land area and a floor plan with an enclosed rumpus room perfect for a games or kids entertainment area this residence is quite the catch, whilst also being close to Lynwood Village Shopping Centre, close to both a Primary and Secondary School and a small walk to the canning river regional park full of amenities and activities.

### Key Features:

- Front formal lounge room with and air conditioning
- Large kitchen with stone benchtops, gas cooking and dishwasher
- Open plan living area with high ceiling and timber laminate flooring
- Good size bedrooms with storage linen
- Outdoor gazebo entertaining, easy care gard

**Price:** \$UNDER OFFER!!

**Council Rates:** \$1,549.98/year (approx)

**Water Rates:** \$882.69/year (approx)



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