



## 43 Traminer Way, Pearsall



### Low-Maintenance Stylish Home Great Location

#### Exciting Investment Opportunity in the Heart of Pearsall!

We're delighted to present this outstanding opportunity, perfectly positioned in the vibrant, family-friendly suburb of Pearsall. This beautifully maintained home is an ideal choice for savvy investors or future homeowners seeking a stylish, low-maintenance property in a sought-after location.

#### Property Overview:

This modern 4-bedroom, 2-bathroom home with a dedicated theatre room offers the perfect blend of comfort, functionality, and contemporary living.

#### Key Features:

- **Master Retreat:** Spacious master suite complete with a walk-in robe and private ensuite for your comfort and privacy.
- **Generous Bedrooms:** Three additional bedrooms, all generously sized and featuring built-in robes.
- **Modern Kitchen:** Enjoy a sleek, well-equipped kitchen with stone benchtops, stainless steel appliances, and a canopy range hood—perfect for everyday cooking or entertaining guests.
- **Open-Plan Living:** Light-filled living, dining, and family areas complemented by reverse-cycle air conditioning for year-round comfort.
- **Alfresco Entertaining:** Covered, paved outdoor entertaining area set amongst low-maintenance gardens—ideal for relaxed evenings or weekend BBQs.
- **Secure Parking:** Double lock-up garage offering secure parking and extra storage.

#### Prime Location Perks:

Nestled in a convenient and community-focused area, this home is within easy reach

4 2 2 305 m2

<b>Price</b>	From \$759,000
<b>Property Type</b>	Residential
<b>Property ID</b>	4623
<b>Land Area</b>	305 m2
<b>Floor Area</b>	146 m2

#### Inspection Times

Sat 28 Jun, 11:00 AM - 11:30 AM

#### Agent Details

Tracey Clarke - 0406 671 720

#### Office Details

Wanneroo  
945 Wanneroo Rd Wanneroo WA 6065  
Australia  
08 9206 1600



of Pearsall Primary School, local shops, cafes, restaurants, and public transport. Quick access to the freeway makes commuting a breeze—perfect for families and professionals alike.

**At a Glance:**

- 4 Bedrooms | 2 Bathrooms
- Master Suite with Walk-In Robe & Ensuite
- Stylish Kitchen with Stone Benchtops & Stainless-Steel Appliances
- Open-Plan Living with Reverse-Cycle Air Conditioning
- Home Theatre Room
- Covered Alfresco Area
- Easy-Care Gardens
- Double Lock-Up Garage
- Built in 2011 | Green Title
- Land Size: Approx. 305m<sup>2</sup> | Floor Area: Approx. 146m<sup>2</sup>

**Don't Miss Out!**

**Contact Tracey Clarke today to arrange your private viewing or for more information:**

0406 671 720 | [tracey@urbanwa.com.au](mailto:tracey@urbanwa.com.au)

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