



## Stirling, WA

4 Lyrrad Brace

**4**  
BED

**2**  
BATH

**2**  
CAR

**paragon**  
PROPERTY

### PRICE REDUCED! WHAT A BUY?!

Beautifully presented and surrounded by stunningly designed properties, this fabulous home is part of the exclusive Roselea Estate and has so much to offer, the perfect place for a family and ample space to grow. Featuring a fantastic open floor plan, multiple living areas, entertaining spots and quality fixtures throughout, this one is a must see!

Set on a full sized 475sqm block, this location is ideal. Find yourself within walking distance to Roselea Estate Lake and Macedonia Park, while also being close to Karrinyup Shopping Centre, Balcatta Growers Fresh, local primary and secondary schools, cafes and easy access to Mitchell Freeway taking you straight into Perth CBD.

This wonderful suburb is always in high demand and the opportunity presented here will definitely get your attention. Features of this home include:

### SOLD

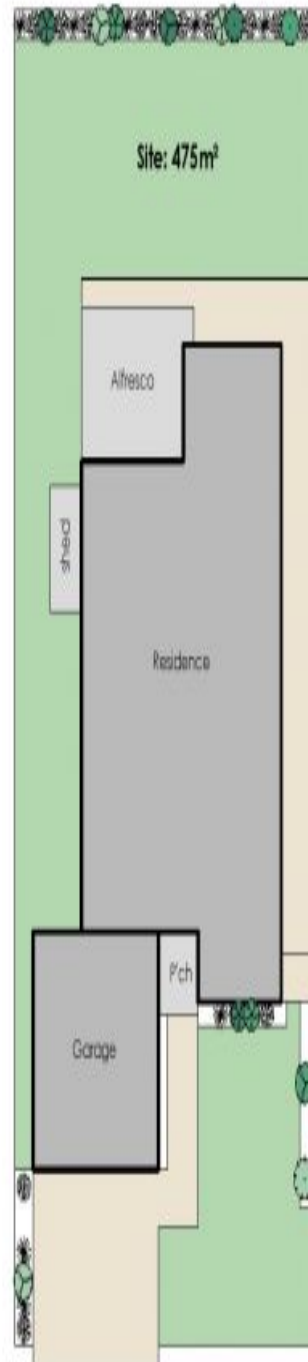
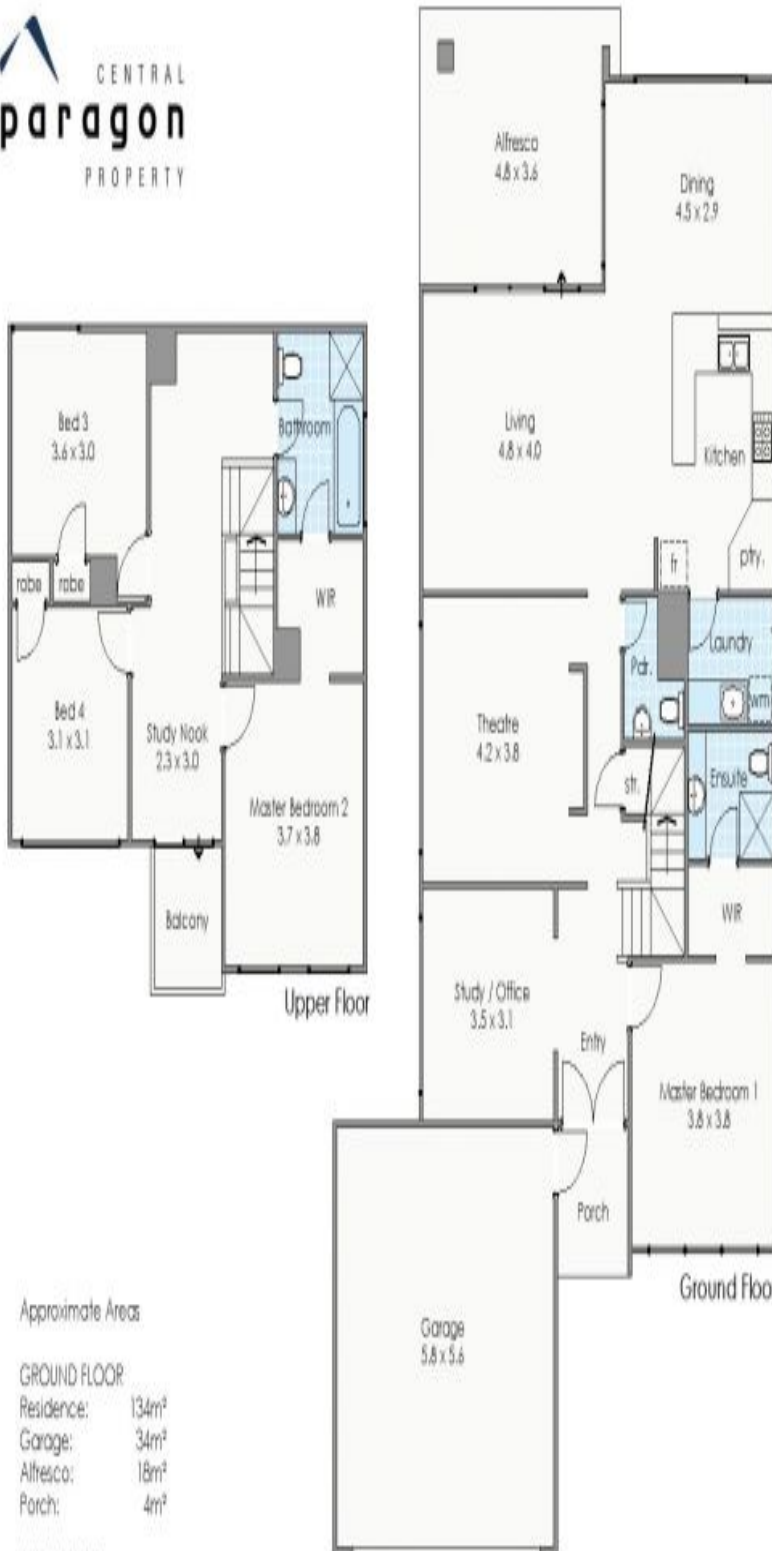
**Contact:** Nik Zounis  
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**Type:** House

**Sold Date:** 07/12/2018

**Land:** 475m2

<https://paragonproperty.com.au>



LYRRAD BRACE

Approximate Areas

**GROUND FLOOR**

Residence:	134m <sup>2</sup>
Garage:	34m <sup>2</sup>
Alfresco:	18m <sup>2</sup>
Porch:	4m <sup>2</sup>

**UPPER FLOOR**

Residence:	72m <sup>2</sup>
Balcony:	4m <sup>2</sup>
<b>Total area:</b>	<b>266m<sup>2</sup></b>

All measurements are estimates  
All dimensions are in metres,  
Plans are for demonstration only.  
[www.crbcreative.com.au](http://www.crbcreative.com.au)



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Plans shown are only indicative of layout. Dimensions are approximate.

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