

1 Dawn Place, Beldon, WA 6027

THE AGENCY

House For Sale

Thursday, 7 December 2023

1 Dawn Place, Beldon, WA 6027

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 740 m²

Type: House



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From \$700,000

Enjoying the best of both worlds by being nestled on a commanding corner block whilst sharing its main street frontage with a tranquil cul-de-sac setting, this delightful 3 bedroom 1 bathroom home will pleasantly surprise you both inside and out – also benefitting from exciting duplex-subdivision potential in the process. A large tiled front lounge room welcomes you inside and is kept comfortable all year round by split-system air-conditioning. The separate open-plan family, dining and kitchen area is also tiled and doubles personal living options with its range hood, Omega gas cooktop, electric under-bench oven, stainless-steel Smeg dishwasher, tiled splashbacks, storage pantry, updated soft-touch cupboard doors, double sinks, a water-filter tap, a microwave nook and splendid views out to the sprawling backyard, so you can keep an eye on the kids at play. Headlining the separate sleeping quarters is a commodious king-sized master bedroom with mirrored built-in wardrobes, split-system air-conditioning and triple blinds. It sits only inches away from a stylishly-renovated bathroom with floor-to-ceiling porcelain tiling, a rain shower and separate bathtub. Off the family room and at the rear, you will discover your own private sanctuary – including a stunning pitched outdoor patio-entertaining area, with café blinds for full enclosure and protection from the elements. The lawned yard is more than generous enough to host a future swimming pool, already boasting a terrific firepit courtyard, a barbecue deck with a pond and mood-setting water feature next to the frangipani, a chicken coop, a second deck down the side and even a designated trampoline area for the young ones – if that is indeed their thing. All to the sounds of local birdlife chirping away up in the surrounding treetops. It really is pure bliss. Stroll to the lush Sandalford and Adelaide Parks around the corner, with the Beldon Tavern, local Woolworths supermarket, Beldon Primary School, bus stops, Whitford Catholic Primary School, Belridge Shopping Centre, Belridge Secondary College, St Mark's Anglican Community School, the freeway, Edgewater Train Station, major shopping centres at both Lakeside Joondalup and Westfield Whitford City, beautiful Mullaloo Beach and the magnificent Ocean Reef Boat Harbour redevelopment all nearby and just minutes away in their own right. There is so much for you to look forward to, here. Opportunity knocks – and loudly! Other features include, but are not limited to:

- Low-maintenance timber-look bedroom flooring
- Queen-sized 2nd bedroom with mirrored built-in robes and double blinds
- Separate 3rd bedroom with a tinted window and robes included
- Practical laundry with a separate toilet, extra storage and backyard views
- Profiled internal doors
- Feature LED down lights
- Dimmable lighting in both living areas and the 3rd bedroom
- Skirting boards
- Refurbished roof
- Security doors
- Gas hot-water system
- Rainwater tank
- Reticulation
- Generous corner garden shed at the rear
- Orange, mandarin and passionfruit trees in the backyard
- Five vegetable-garden planter boxes – including tomatoes
- Remote-controlled single lock-up carport with a side lean-to, another side storage shed and gated access to the backyard
- Large 740sqm (approx.) corner block

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.