

1 Sellenger Avenue, Samson, WA 6163



House For Sale

Friday, 24 May 2024

1 Sellenger Avenue, Samson, WA 6163

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 710 m2

Type: House



Cristina Bertone

0433097767

UNDER OFFER FIRST HOME OPEN BY CRISTINA BERTONE!

Nestled in the quiet, popular suburb of Samson, overlooking the superb Sir Fredrick Samson Park, this exquisite family home promises a serene lifestyle amidst nature's embraces. Awaken each morning to the harmonious symphony of Black Cockatoos, Kookaburras, and countless other native birds, creating a peaceful ambiance that is truly unmatched. This exquisite residence, set upon a spacious 710 sqm block, exemplifies comfort and convenience. Boasting a generous single garage, offering secure parking for two vehicles alongside ample storage space, with peace of mind knowing your belongings are safe and protected. Situated in a quiet and welcoming neighbourhood, this property provides a retreat from the urban hustle, while still ensuring easy access to essential facilities. With Sir Fredrick Samson Park, shopping centres, hospitals and public transport mere steps away, convenience is at your doorstep. Property Features: Interior: • 4 Bedrooms • 2 Bathrooms (with provisions included with sale to renovate 2nd bathroom/laundry) • Separate Study room/potential for a 5th bedroom • Large Entry • Brand New Renovated Kitchen with Stone Benchtops • Dishlex Dishwasher • Fridge recess with plumbing • Breakfast Bar • Tiled Splashback • Stainless Steel 5 Burner Gas Cooktop • Stainless Steel Oven with feature brick wall • Separate Linen Cupboard • Large open plan living area, with fireplace • Separate Formal Dining room area with split system A/C servicing family, dining and theatre spaces • Sunken Theatre room with carpet • Evaporative air-conditioning to entire house • Main Bedroom has Carpet and double walk-in-robe with brand new recently renovated ensuite complete with a barn style door to separate the area. • Brand new split system air-conditioner to main bedroom • Overlooking the beautiful Sir Frederick Samson Park. (The biggest natural reserve in the City of Fremantle) • Brand new, wood-look, hybrid flooring to main living area, dining, study room, bedroom 3 and formal dining room • All bedrooms have provisions for television connections • Separate storage room/workshop with soundproof walls. Council approval may be attained to turn this into a music studio or another bedroom Exterior: • Single Garage that can park up to 3 cars • Large paved driveway accommodating up to 4 cars • Cat Enclosure (or small dog) with animal entrance into house • Stunning cottage-style garden complete with Kangaroo Paws, Bird of Paradise, native plants and fruiting Banana, mandarin, lemon and 2 passionfruit trees. (Very low maintenance with no mowing) • Large outdoor patio and entertainment space with tranquil garden views • Manicured front garden with native plants and woodchips. (Manual retic only) • Full reticulation to the backyard • Brand New gutters • Electric garage door with remote • New security on all windows, doors and sliding doors • Super-fast NBN - Fibre to the Premises (FTTP) Included: • Supplied with this property includes Wood for the fireplace. Tiles, tile grout, and wall paint to complete the main bathroom, toilet and laundry. Additional Information: • Set on a 710sqm block. • City of Fremantle rates currently \$2180.00 per year • Water Corporation rates currently \$1214.00 per year Location Highlights: • Short 1-minute walk to major bus lines • Short 1-minute walk to Tavern and major eateries • A Short drive or bus trip to Fremantle's amazing restaurants and venues, South Beach, Fiona Stanley Hospital, Murdoch University and Murdoch train station • Westfield Garden City, Kardinya and Coolbelup shopping centres minutes away Don't let this opportunity slip away as it won't last long! Secure this exceptional property in a highly sought-after location and embark on a journey of refined living. To schedule a private viewing of this property, kindly contact Cristina Bertone at 0433097767 or via email at cristina@carlinteam.com.au. DISCLAIMER: This advertisement has been written to the best of our ability based upon the seller's information provided to us. Whilst we use our best endeavours to ensure all information is correct, buyers should make their own enquiries and investigations to determine all aspects are true and correct.