

# 11 Catspaw Avenue, Beeliar, WA 6164

## House For Sale

Tuesday, 30 January 2024



11 Catspaw Avenue, Beeliar, WA 6164

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 663 m2**

**Type: House**



Tanya Forzatti

0417181841

## Call for Details!

Introducing the epitome of luxury living - a magnificent five-bedroom, two-bathroom, double-storey residence with breathtaking city and hill panoramic views. This stunning property on 663sqm corner block boasts an unrivalled outdoor entertaining area, complete with a Bali-inspired gazebo, and a sparkling swimming pool. Downstairs, you'll be captivated by the extensive multiple living areas perfect for all members of the family. From the cinema-inspired theatre room to the separate dedicated home office, games room with kitchenette plus activity room/kids playroom. The formal lounge and downstairs living areas offer versatile spaces for relaxation and socializing. Upstairs, you'll find the heart of the home - the delightful kitchen, meals area and a spacious family room, where cherished moments with loved ones are created. The kitchen is equipped with stone benchtops, island breakfast bar, walk in pantry, rangehood, gas hot plates, electric oven, dishwasher, microwave and double fridge recess. The main balcony also leads to the ultimate retreat - the parents' sanctuary. Relax and unwind in the spa bath and indulge in the luxury of a huge double vanity ensuite. This property is a haven of comfort and style, designed to cater to your every need. Whether you're hosting a movie night, working from home, or enjoying quality time with family, this residence offers the perfect setting.

**PROPERTY FEATURES;**

- Spacious laundry with linen
- Double door entrance
- Under stair storage
- Security alarm & ducted vacuum system
- Solar panels & gas bayonet point
- Heated towel rails to bathrooms
- Reverse cycle air conditioning units
- Roof attic storage
- Partially reticulated lawns and gardens
- Quality solid wooden floorboards
- Enclosed yards with child's cubby house
- Double garage with shoppers' entry
- Opposite parklands

**NEARBY AMENITIES;**

- Local IGA and shops - 400m
- Beeliar Primary School - 800m
- Cockburn Gateway Shopping City - 4.3km
- Cockburn Central Train Station - 4.5km
- Coogee Beach - 6.2km
- Fiona Stanley Hospital - 10km
- Fremantle Town Centre - 13m
- Perth CBD - 27km

**EXTRA DETAILS;**

- Built in 2007
- Land Size: 663sqm
- Total Living: Approx. 310sqm
- Council Rates: Approx. \$2742 p/a
- Water Rates: Approx. \$1526 p/a

Close to Beeliar Primary School and only a short drive to Perth's CBD and the magnificent beaches at Cockburn Sound. Meve is a thriving, award-winning development where the residents are passionate about their community. Contact the Listing Agent, TANYA FORZATTI on 0417 181 841

**Disclaimer:** Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.