

# 11 Gambia Way, Beldon, WA 6027

**Realmark**

## Sold House

Saturday, 9 March 2024

11 Gambia Way, Beldon, WA 6027

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 711 m<sup>2</sup>**

**Type: House**



Chris Jai Lovell

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**\$810,000**

Congratulations to our very valued seller - and also to our very lucky buyers on securing this beautiful property! :) What we love: The amount of passion, hard work and effort that has gone into making this house 'a home'; the huge 711sqm (approx) block with fantastic outdoor entertaining and family sized backyard; the large shed; epic amount of parking and potential for side access on both sides! We also love the multiple generous living spaces and the polished renovations that ensure the only thing left to do is to unpack, unwind and enjoy . . . Plus there's also scope to add genuine further value by utilising the under-roofline carport to extend the internal footprint to a 4 x 2 configuration! What to know: Stylish contemporary renovations throughout and dozens of impressive features: stunning hybrid timber flooring and quality skirting boards, new plush carpets, a crisp neutral colour palette, white Venetian blinds, twinkling LED downlights, ducted reverse cycle air-conditioning, modern black ceiling fans and an ambient gas log fireplace adding a touch of romance! Three beautifully appointed bedrooms - The generous sized master suite boasting semi-ensuite access to a sleek renovated family bathroom which features floor to ceiling tiling, separate bath, shower, a central semi-recessed vanity with feature mirror and loads of bench space either side and a new separate toilet. Two separate expansive living zones including an L-shaped front lounge and formal dining or office/playroom, flowing through into a generous sized casual meals and family zone with the gas log fireplace at the heart, and a stylish renovated kitchen at the helm. Paved outdoor entertaining under a huge pitched-roof patio, and a large family sized backyard, with plenty of room for a pool, that captures the cool coastal breezes and magnificent WA sunsets. Incorporated into this versatile space is a cosy fire-pit setting - Backyard camp-outs here we come! Believe us when we say: This feature-packed home will not last long! AT A GLANCE: - 711sqm (approx) block - Extra-wide 32.7m (approx) street frontage - Potential to gain drive-through access on both sides - Peaceful cul-de-sac pocket, moments from Adelaide & Sandalford Parks - Extensively developed & landscaped block - flat, manageable and accessible - Single carport under main roofline - easily extend internal floor plan - 3m x 3m (approx) garden shed - LOADS of driveway and front parking space for boats, caravans, trailers & cars - Large pitched-roof alfresco entertaining - Fire-pit area - North-facing backyard - plenty of room for a pool! - Three bedrooms - two with built-in robes - Master bedroom with on-trend black ceiling fan, triple door robes & semi-ensuite access - Renovated bathroom with floor-ceiling tiling, separate bath & shower, wide vanity, feature circle mirror & fantastic under-bench & eye-level storage - New separate toilet - Renovated laundry with double-door linen cupboard, built-in bench/storage - L-shaped front lounge with wide bay window and formal dining/study area - Open-plan casual meals and family room with gas log fireplace - Modern kitchen: integrated microwave & dishwasher, 900mm Blanco gas cooktop, 900mm rangehood, wall oven and loads of soft-close storage & drawers FEATURES: - Wide-board hybrid timber flooring to all living & high traffic zones - Brand new plush carpets to bedrooms - Fresh neutral paint palette - Ducted reverse cycle air-conditioning - Ambient gas log fireplace - Matte-black ceiling fans - LED downlights - Stylish white Venetian blinds - Reticulation front & back - Outdoor security lighting Located 'coast-side' of the Mitchell Fwy, an easy walk from Belridge Secondary College and minutes' drive from Beldon Woolworth's, Beldon Park & Beldon Primary School, easy freeway access and of course, the upcoming Ocean Reef Harbour and stunning nearby beaches! PLEASE NOTE: \*\* Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. Interested parties are encouraged to carry out their own due diligence in respect of this property prior to putting in an offer.