

# 11 Orange Place, Beechboro, WA 6063



## House For Sale

Thursday, 9 May 2024

11 Orange Place, Beechboro, WA 6063

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 741 m<sup>2</sup>

Type: House



Nigel Ross

0892753825

**From \$639,000**

Enjoying a tranquil cul-de-sac location whilst nestled only footsteps away from the beautiful lakeside Sacramento Park around the corner, this solid 4 bedroom 1 bathroom family home is as charming as they come and is very easy to enjoy. There is also development potential to retain the current home and subdivide if you are that way inclined (subject to WAPC & council approval) A welcoming front lounge room makes an instant first impression and leads through to the dining area - overlooked by a quality tiled kitchen-come-laundry that has been impeccably renovated to include sparkling granite bench tops and splashbacks, double sinks, ample storage and excellent stainless-steel range-hood, gas-cooktop, oven and dishwasher appliances. Servicing the sleeping quarters is a contemporary fully-tiled bathroom with a bubbling corner spa bath, a showerhead, vanity, heat lamps and more. Outdoors and off the dining space, a huge backyard is headlined by a fantastic covered patio-entertaining area, overlooking lots of lawn, leafy established gardens and the potential site of a future swimming pool, workshop or even a "granny flat" - if you are that way inclined. You will find the sprawling Ottawa Park, Beechboro Primary School and Altone Park Shopping Centre all nearby too, with only a matter of minutes separating the home's front doorstep from the heart of our picturesque Swan Valley. The spectacular Whiteman Park, the Galleria Shopping Centre and the old Guildford town centre are also in very close proximity. The new bus depot and future train station on Benara Road are simply added bonuses as part of the Bayswater-Ellenbrook link, whilst the likes of Kiara College, other exceptional shopping facilities, the Swan Active Beechboro leisure centre and even the Altone Park Golf Course are all no less than a stone's throw away. If quiet and convenient are what you seek, then this fantastic starter property should be right on the top of your shopping list! Contact Nigel Ross to find out more and to register your interest today! Features include, but are not limited to:

- 4 bedrooms
- Retain & build potential (subject to WAPC & council approvals)
- 1 fully-tiled bathroom with a spa bath
- Solid brick-and-tile construction
- Low-maintenance timber-look flooring
- Split-system air-conditioning in the front lounge room
- Adjacent dining area - next to the renovated kitchen/laundry
- Stylish kitchen pendant light fittings
- Outdoor access, from the dining space
- Patio entertaining
- Massive backyard
- Skirting boards
- Security doors
- Lock-up garage
- Large 741sqm (approx.) block
- Built in 1987 (approx.)