

114 Aristrade Avenue, Kallaroo, WA 6025



Sold House

Tuesday, 22 August 2023

114 Aristrade Avenue, Kallaroo, WA 6025

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 787 m2

Type: House

\$1,350,000

****The seller reserves the right to accept an offer prior to closing date****A classic coastal residence demanding attention in a premier beachside suburb; this four-bedroom dual-level home displays a modern interior, luxe outdoor entertaining and a low-maintenance lifestyle that is now yours for the taking. Sangita Forrest is proud to present, 114 Aristrade Avenue, Kallaroo. Perched off the main drag of popular Mullaloo Drive, the grand entry to the home is adorned with tall pillars, manicured gardens and secure intercom gated access. At the top of the stairway sits a carpeted landing for a parent's retreat, a sunroom with blue ocean views and the master bedroom, providing great segregation from the rest of the household. The ground floor is complete with living, lounging, dining and kitchen zones. An ever-practical design means plenty of storage to house your belongings, and a versatile games room with a built-in bar for entertaining. Sliding doors allow access to the beautiful timber-lined alfresco complete with an outdoor barbecue and built-in kitchen overlooking a glistening below ground pool - your summer scene is sorted here! Good sized secondary bedrooms boast built-in wardrobes and ceiling fans, and share use of the shower, bathtub and vanity in the main bathroom. A large laundry provides ample bench space and easy access to both the outdoors and the garage. Offering a treasured lifestyle envied by many, this location has you mere footsteps from the golden sands of pristine beaches and surrounded by every creature comfort your modern family could need. Great schools, large shopping centres, a walkable public transport system and seamless access to arterial roadways will make daily life a breeze. **PROPERTY FEATURES:** • Modern four-bedroom, two-bathroom home with an additional powder room • Secure gated entry with intercom access and pillars lining the home entry • Manicured and fully reticulated garden beds with artificial lawn at the front • Stairway guides you to the carpeted second floor with a massive landing that can be used as a parent's retreat and opens to a sunroom with ocean views • Master bedroom with walk-in wardrobe and ensuite with shower and double vanities, along with a ceiling fan and reverse cycle split system air conditioning • Double door entry with ornate entrance leading to carpeted lounge and dining area • French doors leading to open plan kitchen, meals and living • Kitchen complete with electric cooktop, microwave and oven • Split system air conditioning and ceiling fans to living areas • Gas fireplace in lounge • Easy care floorboards throughout living areas • Hallway features double linen cupboard • Large guest bedroom with fan and reverse cycle split system, built-in robe and access to the family bathroom downstairs featuring sliding door access to rear gardens • Family bathroom complete with vanity, bathtub and shower with a separate powder room • Another two good sized secondary bedrooms on the ground floor offer built-in robes and ceiling fans • Large separate laundry with access to garage • Plenty of under stair storage from laundry, great for use as a wine cellar • French doors opening to games room with built-in bar and ceiling fan with sliding door access to the pool area • Fully tiled timber lined alfresco with fan, outdoor barbecue and built-in kitchen with plumbing (fridge and barbecue included) plus side gate access • Large concrete pool • Cubby house to rear • Double lock up garage with workshop space • Security alarm system • Electric hot water system **LOCATION FEATURES:** • Popular Mullaloo Beach just footsteps away with Surf Life Saving Club, well-known foreshore, cafés, restaurants and entertainment • Walking distance to local bus stops for public transport access • Close to great nature parklands and reputable schools • Just a short drive to Whitfords City Shopping Centre for grocery needs, fitness facilities, eateries and more • Easily accessible from main roads, and close to the freeway • Lovely coastal walking paths for an active lifestyle in sought-after locale What's it worth to you? Call Sangita Forrest on 0424 088 058.