

# 114 Burgoyne Road, Albany, WA 6330



## House For Sale

Tuesday, 6 February 2024

114 Burgoyne Road, Albany, WA 6330

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 611 m2**

**Type: House**



Chelsea McIntyre

**\$1,450,000**

Beautifully appointed and finished to a very high standard, this spectacular multi-level 4 bedroom, 2 bathroom home (including a self-contained unit) is situated close to Albany's vibrant town centre, and overlooks the sparkling waters of Princess Royal Harbour. Incredible views of the harbour and beyond are enjoyed from numerous positions throughout this impressive abode, including from a delightful sunroom-style alfresco area on the second level, which is one of the current owners' favourite spaces. With tiled floor, bifold doors and pull-down blinds, you get to enjoy the best of the view no matter the time of the day or the weather conditions. Starting at ground level, a generous double garage with 2.45m high clearance and extra storage space provides secure off-street parking. From here, limestone stairs lead up to the decked front porch and landscaped yard area, which incorporates a striking granite boulder. You are then welcomed in through large double doors to a generous entrance and up the beautiful hardwood stairs to the second level, which really is the heart of the home. All the main areas are on this one level including the open-plan kitchen, dining, living and master bedroom. Large bifold doors are a key feature, allowing the sunroom to be opened to the main living area which has beautiful Indonesian hardwood floors throughout, high coffered ceilings, quality blinds and built-in speakers. Bi-fold doors also connect the master bedroom to the sunroom. The king-size master enjoys the lovely water vista, with his and hers built-in and walk-in robes, quality window treatments, exceptionally well-appointed open ensuite with marble style tiling, artwork display, feature lighting, his and her in her vanity and glorious windows that frame the view. An adjoining powder room also services this level, along with the large second bedroom with study nook. The dining space sits centrally in the home and the raked ceiling with large, north-facing windows draw you to the kitchen which is everything you could ever want! Expansive composite stone island and surrounding benches, ample cupboards, and drawers galore, huge walk-in pantry, spectacular Savoir-Faire free-standing oven and filtered water tap to double sink. Further bi-fold doors allow the living area to be opened to the rear, north-facing decked patio, creating an inviting, spacious and private entertaining space. The third and fourth bedrooms are down on the first level, with a bathroom and living area that include a full kitchenette with an electric wall oven, 4-burner gas cooktop and range hood. With both internal and independent access, it makes for the ideal self-contained unit, guest, or teenage retreat. Like the rest of the home, everything is generous in size and quality. The laundry is also on the first level with an industrial Kleenmaid washer and dryer included in the chattels, ceramic trough plus great bench and storage space. Sliding door access to the front porch and a keyed internal door provide the option of access from the unit if being used independently. The remainder of the block features decked pathways and landscaping, creating a high-end finish with easy care maintenance. Features include:

- 2009 Double limestone cement brick and Colorbond construction
- Stunning master bedroom & sunroom with expansive water views
- Lovely open living with wood floors, high ceilings & bifold doors
- Well-appointed kitchen with large island bench & Savoir-Faire oven
- Large north-facing rear decked patio with bi-folds connecting living
- Gorgeous water view ensuite with adjoining powder room
- Bedrooms 3 & 4 or separate unit with private living and kitchen
- Main house and unit each with individual security systems
- CrimMesh security screens doors and fly screens where accessible
- 2 x Rennai instant gas hot water systems & water softener
- Ample gas bayonets throughout & 2 wall mounted gas heaters
- Large storage space under the stairs & ceramic heater at entrance
- 6.5m x 6.6m garage with 2.45m clearance and additional hardstand parking

Embrace the beauty of the home and the attention to every detail! Homes of this calibre are in high demand and an inspection is sure to impress. To arrange an inspection or for further information contact: Chelsea McIntyre 0400 865 773 | [chelsea@masonrealty.com.au](mailto:chelsea@masonrealty.com.au) [www.facebook.com/choosechelseaalbany](https://www.facebook.com/choosechelseaalbany) [www.choosechelseaalbany.com.au](https://www.choosechelseaalbany.com.au) Our mission is to create a stress-free, smooth real estate transaction for every client. Make your first decision the right one, Choose Chelsea