

# 12 Possum Glade, Beeliar, WA 6164

## House For Sale

Friday, 23 February 2024



12 Possum Glade, Beeliar, WA 6164

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 537 m2**

**Type: House**



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## \$1.2M

Welcome to 12 Possum Glade, in the lofty heart of this very popular residential estate in Beeliar. With elevated views of the park a stone's throw away, the gorgeous estate as well as glimpses of Perth city's skyline, this double storey home with king sized rooms is certain to impress! Just minutes' walk from local shops, schools and parks – this four bedroom, three bathroom stunner has an open canvas to be explored with plenty of space to put your interior decorating mark on. Ideal for growing families who enjoy the company of extended family and friends to gather around in the large, central open plan living for a good catch up. All four king sized bedrooms are found in the front quarter of the house, with two up top and two on ground level (including their own ensuites) and feature an amazing amount of storage with most including antenna points for those days you just want to stay in bed to binge tv! Classic, statement tiling adorns the interior including floor to ceiling tiling in the bathrooms. Upstairs, a balcony in a prime, north facing position with views of Perth's city skyline, will be your favourite place to sit back and relax while having a read of a book, a glass of bubbly during fireworks night or your morning coffee. You can enter the rear of the house, past the grand foyer, through double doors which open to a wide catchment of rooms including the meals, family and kitchen. A modern kitchen with central island is the perfect area to sit at the breakfast bar for casual chats with the family. The home chef will especially love the storage space in the pantries, built in cupboards and appliance hideaways to keep daily use appliances and much more. Equipped with a separate entertainment room and fully enclosed alfresco with plenty of light that could be used as a green house, there's no end to possibilities when transforming these rooms to your families' needs. A large garage with wall to wall shelving and fridge nook has access points into the home with a handy shopper's entry as well as to the rear of the house. Busy parents will love the low maintenance garden which is fully bore reticulated and reduced bills through the solar energy system. Come and see what could well be your family's dream home!

Ground Floor - Huge Master Bedroom complete with large Walk in Robe, TV antenna point and Window Roller Shutters - Minor Bedroom with sliding door Built In Robes and storage nook - Master Ensuite Bathroom with corner Spa Bath and separate WC - Minor Ensuite Bathroom with vanity and shower - Powder Room - Grand Foyer with feature lighting and ceiling medallion - Spandrel (under stairwell storage) - Double Door entry to open Living area - Spacious Kitchen complete with breakfast bar, high quality appliances, rollerdoor appliance nook, microwave recess, deep pantry and plenty of storage - Large Meals and Family Room with gas bayonet point for extra heating - Double Door entry into Formal Living / Home Office or Games Room - Separate Laundry complete with deep trough and deep linen pantry - Fully enclosed Alfresco area with security doors leading outdoors - Double Garage with Remote Control entry, door leading to rear and shopper's entrance into the house - Split System Air Conditioning in the Family Room, Kitchen, Games Room and Bedrooms - Tiling and Carpeting throughout - Rollerblinds and timber horizontal blinds

Upstairs - Two Huge Minor Bedrooms complete with four sliding Walk in Robes, tv antennae points and split system Air Conditioning - A Large and Bright Bathroom including bath with floor to ceiling tiling and huge linen pantry - Gas Bayonet point in common area for extra heating - Balcony complete with downlights and spectacular view over the estate and Perth City

Exterior - 12 panel Solar Energy System - Gabled Patio with remote control Café Style blinds - Front and Back Lawns with established, fully Bore Reticulated Gardens - Handy Gardening/tools shed - Wall Mounted Clothes Line - 170L Gas Storage Hot Water System

Locally - 400m to Beeliar Oval - 500m to Beeliar Shopping Centre - 900m to Beeliar Primary School - 3.1km to Beeliar Village Shopping Centre and the Vale - 4.4km to Cockburn Gateways Shopping Centre - 6.7km to Woodman Point - 9km to Kwinana Freeway - 13 km to Fiona Stanley Hospital

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