

**14 Barlee Way, Beechboro, WA 6063**

**House For Sale**

Thursday, 23 November 2023

14 Barlee Way, Beechboro, WA 6063

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 758 m2**

**Type: House**



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## FIXED DATA SALE

Welcome to 14 Barlee Way, Beechboro, presented by Team Rash at The Agency. This three-bedroom, two-bathroom haven is nestled on a spacious 758 sqm block, offering a unique opportunity for subdivision (subject to council approval). Step into elegance with a front sunken living room, complete with a built-in bar and split system, perfect for entertaining in style. The formal dining room sets the stage for intimate gatherings, while the inviting sunroom adds a touch of charm for hosting guests. The heart of the home is the spacious kitchen, boasting an induction cooktop, electrical wall oven, ample bench space, and an easy-care glass splashback. The common bathroom features a walk-in shower, bath, and vanity, providing convenience for the entire household. The master bedroom is a retreat in itself, with an aircon split system, ceiling fan, walk-in robe, and an ensuite offering a walk-in shower and vanity. The two-car garage with drive-through access ensures parking convenience for additional vehicles. Step outside to a large low-maintenance backyard with plenty of paved areas, providing the perfect setting for outdoor enjoyment. Discover the convenience of living just 4 minutes from Altone Park Shopping Centre, with Woolies, Aldi, Nando's, Subway, and more. The Altone Park Golf Course is a mere 3-minute drive away, and excellent schools such as Beechboro Primary School, Hampton Senior High School, and John Septimus Roe Anglican Community School are all within 6 minutes. Enjoy proximity to Swan Valley wineries, restaurants, cafes, and the upcoming Metronet Morley and Bennet Springs train stations. Easy access to Reid and Tonkin highways connects you to Perth city, less than 15 km away. This rare gem comes with subdivision potential, making it ideal for first home buyers, growing families, FIFO workers, or savvy investors. The property is meticulously presented, offering a unique opportunity for the discerning buyer. ☑️ **\*\*Fixed Date Sale – Offers by Wednesday 06th December, 5 pm\*\***(Seller reserves the rights to accept an offer prior to the end date) ☑️ **\*\*Contact Team Rash at The Agency Today!\*\*** Call 0410564761 / 0452334367 or email [teamrash@theagency.com.au](mailto:teamrash@theagency.com.au) to schedule your exclusive viewing and make this family-centric haven your dream home. Don't miss out – your dream home awaits! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.