

**17 Bluegrass Way, Dayton, WA 6055**

**House For Sale**

Thursday, 8 February 2024



17 Bluegrass Way, Dayton, WA 6055

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 313 m2**

**Type: House**



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**From \$650,000**

Modern quality abounds right throughout this immaculate 4 bedroom 2 bathroom single-level home in the sought-after "St Leonard's Estate" that presents as near-new and defines low-maintenance lock-up-and-leave living for all involved. Hybrid timber-look flooring graces the open-plan family, dining and kitchen area, where most of your casual time will be spent. There, sparkling raised Caesar Stone bench tops, a breakfast bar and a storage pantry meet a stainless-steel range hood and a 900mm-wide Westinghouse five-burner gas-cooktop and oven combination. A sliding door off the family room reveals a separate carpeted theatre room that doubles personal living options. The bedrooms each have their own various wardrobes, inclusive of a huge master suite with separate "his and hers" walk-in robes, as well as a sublime fully-tiled ensuite bathroom - large shower, toilet, heat lamps, high Caesar Stone vanity, under-bench storage and all. Servicing the minor sleeping quarters is a well-appointed main family bathroom with an over-sized 1800mm-long bathtub, a separate shower and a sleek Caesar Stone vanity. At the rear and beyond the main living space lies a private outdoor alfresco-entertaining area, neighboured by artificial turf within a wonderful north-facing backyard. Completing this exceptional package is a remote-controlled double lock-up garage with internal shopper's entry, roller-door access down the side of the property and handy drop-down-ladder access up to a roof/attic storage space for good measure. Bus stops and a plethora of picturesque local parklands are only walking distance from your front doorstep, with Caversham Primary School just around the corner and the likes of shopping centres (including Coles at Whiteman Edge and the future Woolworths supermarket nearby), majestic Whiteman Park, the site of the new Whiteman Park Train Station and some of the Swan Valley's finest restaurants and wineries all just a matter of minutes away in their own right. Major arterial roads are also within arm's reach, making your next commute the Perth Airport, the city or even Western Australia's pristine coastline and beaches rather seamless indeed. What a class act this one is - in so many different ways! Other features include, but are not limited to;

- 2.7Kms to the, Shree Swaminarayan Mandir (Temple)
- 1.9 kms to the, Sikh Gurdwara Sahib Perth
- 6.6kW solar-power system - with 18 rooftop panels and a Fronius next-gen battery-upgradable inverter
- Ducted reverse-cycle air-conditioning system - with MyAir zoning controls with remote access
- Surrounded by other quality modern homes
- High ceilings to the entry and main living space
- 2nd bedroom with full-height mirrored built-in robes
- 3rd bedroom with a WIR
- 4th bedroom with mirrored BIR's
- Practical laundry with a linen press and external/side access for drying
- Separate 2nd toilet
- Feature LED down lights
- Ample power points
- Fibre-optic NBN internet connectivity to the premises
- Rinnai instantaneous gas hot-water system - with temperature controls
- Easy-care reticulated front gardens
- Side-access gate
- Attic Ladder in the garage for storage
- Low-maintenance 313sqm (approx.) block

Built in 2022 (completed in October) - by Aussie Living Homes

Approximate Water Rates Per Annum \$1,200  
Approximate Council Rates Per Annum \$2,100

Disclaimer - Whilst every care has been taken in the preparation of this advertisement, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged make their own enquiries to satisfy themselves on all pertinent matter.