

17A Sulman Avenue, Salter Point, WA 6152

KIM·TURNER
REAL ESTATE

House For Sale

Wednesday, 12 June 2024

17A Sulman Avenue, Salter Point, WA 6152

Bedrooms: 4

Bathrooms: 2

Area: 562 m2

Type: House



Kim Turner
0893641513

Contact agent for price guide

What's one of the greatest challenges of buying a home right now? Having to wait to move in! Maybe there's a tenant in place with a lease that will expire in a few months, or the owner needs to find a new home before they can move out. That's not the case here. Once it's sold it's yours and you can move in as soon as you wish. If you're buying it as an investment, you can find a tenant straight away. The other huge benefit of this spacious two-storey home is it will provide for your family now and into future. When the kids are young you can take them for walks along the foreshore, to Salter Point Lagoon in one direction and Sandon Park and Challenger Reserve in the other. As they get older, they can ride their bikes while you walk or jog. There's a number of schools close by including a kindy, Manning Primary School and Aquinas College. And once they've graduated, it's a five-minute drive or short cycle to Curtin University. Or they can catch the bus on nearby Marsh Avenue. If you're commuting to the city, you've got easy access to the freeway and train station at Canning Bridge. And if you like to wine and dine, just cross the Bridge to the Canning Bridge precinct with ample options for dining out. The home is securely tucked away down a tree-lined driveway with gated entry, offering you peace and privacy. It's built for expansive family living, with multiple living areas and outdoor spaces for everyone to enjoy. On the ground floor there is a large lounge room, dining room and open-plan living/kitchen area. Depending on the age or your family, you can use them however you need - theatre room, family room, parent's retreat, activity room..... The dining room is close to the kitchen for easy formal entertaining and both the dining room and open-plan living area conveniently open to a large alfresco area, which is the perfect place to celebrate special milestones or just enjoy casual get-togethers with family and friends. The backyard also includes a pool, for hours of fun and relaxation, and some lawn where the kids or dog can play. The long driveway will also provide the kids with some entertainment. They can practise riding their bikes or scooters or even play some gentle front yard cricket. There are three bedrooms on the ground floor. The roomy master has a walk-in robe and ensuite with shower, long vanity unit and toilet. The other two bedrooms have built-in robes and are serviced by the main bathroom with bath, shower, vanity unit and separate toilet. A potential fourth bedroom is upstairs, along with another living area that opens to a balcony overlooking the suburb. This floor would be perfect as a kids' zone. Set it up as their living space and use the bedroom as a study, if you don't need to use it as a bedroom. At the front of the home is a double garage with remote-controlled entry, internal access (handy for unloading the shopping), a storage area and sliding doors to the backyard. All in all, it's perfect for a family, come see how it would suit yours.

Inside
Ground floor
Carpeted lounge room
Dining room with tiled flooring
Living/kitchen area with tiled and carpeted flooring, and gas bayonet
Kitchen with oven, gas cooktop, dishwasher, microwave nook, tiled splashbacks, walk-in pantry and fridge recess
Three carpeted bedrooms and two bathrooms
Master bedroom with walk-in robe and ensuite with shower, vanity unit and toilet
Two bedrooms with built-in robes
Main bathroom with bath, shower, vanity unit and separate toilet
Laundry with built-in linen cupboards
Storeroom
Ducted evaporative airconditioning
Security system

First floor
Carpeted games room
Carpeted bedroom

Outside
562sqm block, including driveway with gated entry
Alfresco area
Swimming pool
Lawn
Garden beds
Balcony
Double garage with internal access, storage area and access to the backyard.
Security screens to ground floor doors and windows
Side gate to the backyard

Before you bid:
<https://www.beforeyoubid.com.au/reports/17a-sulman-avenue-salter-point-wa-6152/building-pest>*Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information presented. Kim Turner Real Estate provides this information without any express or implied warranty as to its accuracy. Any reliance placed upon it is at the client's own risk. Kim Turner Real Estate accepts no responsibility for the results of any actions taken or reliance placed upon this document.*