

# 19 Dulwich St, Beckenham, WA 6107

## House For Sale

Saturday, 10 February 2024



19 Dulwich St, Beckenham, WA 6107

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 501 m2**

**Type: House**



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**From \$749,000**

A home like no other. This is a very rare home indeed. The quality of the front home and the quality of the granny flat is awesome. The granny flat was built by Granny Flats WA. The property is located walking distance to the Beckenham train station and Beckenham Primary School. A must see. This super-flexible 5 bedroom 3 bathroom residence is the perfect family haven and is essentially two homes in one, even allowing you to watch the kids walk across the road to Beckenham Primary School, from your own front door. The main part of the floor plan is essentially a 3 bed 2 bath abode where timber-look floors grace a welcoming front lounge room that makes an instant first impression and also works well as a home office, with split-system air-conditioning. A larger master suite highlights the bedrooms with its own split-system air-conditioning unit, alongside a ceiling fan and an intimate ensuite bathroom with a shower, vanity and toilet. A gorgeous French door shuts off the beautifully tiled open-plan family, dining and kitchen area from the front part of the house, with further split-system air-conditioning complemented by the impressively renovated kitchen itself - boasting sparkling stone bench tops, a large sink with a water filter and quality tap fittings, tiled splashbacks, a microwave nook, an integrated range hood, a gas cooktop, a separate oven, pantry and more. The second and third bedrooms have wood-look flooring, fans, split-system units and built-in robes of their own - serviced by a stylish and fully-tiled main family bathroom with a shower and separate bathtub. Off the family room, a terrific side patio encourages private-covered outdoor entertaining. The separate 2x1 "granny flat" is where things get interesting, with timber-look floors also dominating throughout, inclusive of an open-plan living, meals and second-kitchen area that has its own split-system air-conditioner, range hood, gas cooktop, under-bench oven and more. The "fourth" bedroom is spacious and has split-system air-conditioning also, with the separate fifth bedroom also complemented by a functional fully-tiled second bathroom-come-laundry with a toilet, shower, vanity and plenty of room for pampering. This extra accommodation has access to its own verandah and the main pitched patio at the rear, next to a generous paved drying courtyard. Whether it's multi-generational family living or an income-earning Airbnb-type short-stay rental that you seek, there are options aplenty here. Stroll to lush neighbourhood parks, playgrounds and Beckenham Train Station, with Westfield Carousel Shopping Centre, bus stops, major arterial roads (including Roe Highway and Tonkin Highway) and much, much more all within arm's reach. This is where contemporary comfort meets living convenience! Other features include, but are not limited to:

- Security-door entrances
- Double lock-up garage with internal shopper's entry and roller-door access to the side/rear of the property
- Low-maintenance artificial front turf
- Fully renovated kitchen with integrated dishwasher
- Waterfall edge
- Security screens to windows
- A/C split systems throughout
- Modern
- Fresh crisp paint
- Renovated bathrooms
- Easy-care gardens
- Block size - 501sqm (approx.)
- Built in 2003 (approx.)
- Granny Flat was built in 2012 by Granny Flats WA

Distances to (approx.):

- Beckenham Primary School - 200m
- Beckenham Train Station - 700m
- Westfield Carousel Shopping Centre - 2.4km
- Perth Airport (T1 & T2) - 11.4km
- Perth CBD - 13.2km

Water rates: \$1,374.07 p/a (approx.) - Total for 2022 - 2023 financial year  
Council rates: \$2280 p/a (approx.)

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