

**19 Sellenger Avenue, Samson, WA 6163**

**Sold House**

Thursday, 15 February 2024

19 Sellenger Avenue, Samson, WA 6163

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 701 m2**

**Type: House**



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**\$951,000**

If you're looking for a family home that ticks all the boxes, you can't go past this beauty. It's got the lot. Large block? Yes, 701sqm on the corner of Sellenger Avenue and Baird Place. Options for entertaining and relaxing? Yes, there's a large alfresco area with built-in barbecue kitchen, pool AND a spa, There's plenty of room for gatherings with family and friends - Christmas here next year? - while the pool provides hours of summer fun and the spa is a great place to unwind after a busy day or strenuous exercise session. Views? Of course - the front of the house looks over to leafy Frederick Samson Park. And there's another box ticked - a park to where you can walk the dog and it has a playground for the kids. Location - nicely tucked away but in easy reach of major transport routes, close to shops and in walking distance of schools. Parking? There's a double carport and room for more cars on the driveway. Now let's get to the house. It's an older build, but has been nicely renovated, retaining some quite fabulous retro features while providing modern conveniences. The layout flows nicely, with formal and informal areas both linked to the kitchen. As you step inside the door you can turn right to the sunken formal lounge room with gorgeous timber flooring, raked ceilings, feature brick wall and gas-log fireplace. From here step up to the dining room with timber flooring, built-in wine rack, doors to the pool area and access to the kitchen, making for easy entertaining. If you go straight ahead in the entry, instead of to the right, a door opens to the family/meals/kitchen area. Here you'll find a slow-combustion wood-fired heater for those chilly winter nights and built-in cabinetry. But that's not all, there's a bar, complete with a suspended rack for glasses and a 'window' to the lounge room. The modern kitchen has a breakfast bar to both the dining room and meals area, soft-close cabinetry, pantry, gas cooktop, rangehood, dishwasher, two ovens, pantry, fridge recess and views of the pool. But there's more - off the family/meals area is a games room, also with access to the outdoor areas, creating a great indoor/outdoor flow when entertaining. The home has three bedrooms - all with built-in robes, ceiling fans and reverse-cycle split-system airconditioning - two bathrooms and a third toilet in the laundry. There is also a study, that could double as a nursery or small fourth bedroom. The huge master has an elegant open-plan ensuite with shower, double vanity unit and separate toilet. The main bathroom has a bath, shower, vanity unit and separate toilet. Adding to the impressive list of this home's features are an easy-care native front garden, garden shed and side gate access to the backyard. And finally, and perhaps best of all, it's ready for you to move right in right now. Inside Entry Sunken lounge room with timber flooring, gas-log fireplace and split-system reverse-cycle airconditioning Dining room with timber flooring and built-in wine rack Open-plan meals/family room with tiled flooring, bar with glasses rack, wood-fired heater, reverse-cycle airconditioning and built-in cabinetry Modern kitchen with two-breakfast bars, underbench and overhead cabinetry, gas cooktop, two ovens, rangehood, dishwasher, fridge recess and pantry Games room with timber-look flooring and ceiling fan Three carpeted bedrooms, two bathrooms, all with built-in robes, ceiling fans and split-system reverse-cycle airconditioning Master bedroom with built-in robes, ceiling fan and split-system reverse-cycle airconditioning, and open-plan ensuite with floor-to-ceiling tiling, shower, double vanity unit and separate toilet Two bedrooms with built-in robes, ceiling fans and split-system reverse-cycle airconditioning Main bathroom with bath, shower, vanity unit and separate toilet Study/bedroom four with built-in storage Laundry with built-in cabinetry and separate toilet Outside 701sqm block Paved, covered alfresco area with built-in barbecue kitchen, sound system and built-in seating Garden beds Pool Spa Garden shed Double carport Side gate to backyard Estimated current: Rates \$2584 Water \$1398.72 Before you Bid :

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