

**19B Dawson Street, Beldon, WA 6027**

**Realmark**

**Duplex/Semi-detached For Sale**

Wednesday, 31 January 2024

19B Dawson Street, Beldon, WA 6027

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Duplex/Semi-detached**



Chris Jai Lovell

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## OFFERS

GRAND OPENING THIS SUNDAY 4th FEBRUARY 11 - 11.30AM SET DATE SALE - ALL OFFERS PRESENTED BY 6PM TUESDAY 13TH FEB (Unless sold prior) What we love: The street-front, side-by-side duplex arrangement with handsome elevation, and the generous strata-titled block with use of approx. 360sqm of land - of which EVERY INCH has been perfectly utilised for ultimate enjoyment! The recently enclosed front yard and the PINNACLE of outdoor entertaining settings adding yet another layer to this exceptional, feature-rich home. We also love the family-focused location - opposite a walkway through to beautiful Haddington Park and playground; close to the train station, terrific local shopping villages and reputable schools within easy walking, biking or driving distance - and the excellent proximity to some of the world's most stunning beaches and upcoming new Ocean Reef Marina ... Quite simply, It's the perfect place to call home! What to know: At the front of the home a private, securely enclosed front courtyard with artificial turf, creates the perfect place to enjoy your morning coffee and watch the sun come up over the neighbouring rooftops below. Inside you'll be delighted with the stylish, modern updates throughout. This light and bright 3-bedroom home offers a comfortable, accommodating floor plan with everything a young family needs. Freshly painted interiors with modern carpets and engineered timber flooring, beautiful plantation shutters, LED downlights, split system air-conditioning and ceiling fans, single garage with drive-through access for additional boat or trailer parking - PLUS a massive 18 panel solar panel system with 6.66kw inverter to cut your energy consumption substantially!... But it's the outdoor entertaining zone at the rear that's REALLY set to impress! A SENSATIONAL L-shaped pitched patio includes a built-in bar, strip heating and feature lighting - all fully enclosed with top-of-the-range fitted café blinds. This is a serious extension of your indoor living space that you're certain to get endless use of throughout the year! The functional yet easy care backyard features a splash of artificial turf and beautiful limestone terraced gardens with built-in bench seating. Stepping up to the top level is a practical garden shed and yet another inviting 'sitting space' to enjoy the elevated outlook. AT A GLANCE:- Street-front side-by-side duplex on extra-large strata-titled block- Private use of around 360sqm (approx.) of land- Elevated position offering all day natural light and cool sea breezes- Secure remote garage parking- Drive-through access for boat, caravan or trailer parking- Privately fenced front courtyard with synthetic turf- Separate front living room- Kitchen & adjoining dining room- 3 double bedrooms with ceiling fans and large robes- Master bedroom with semi-ensuite access- Central semi-ensuite bathroom with a bath and a shower, plus separate toilet- Laundry with sliding door access to alfresco- SENSATIONAL L-shaped entertaining under a peaked roof patio- Built-in bar, fitted café blinds, outdoor bar heaters, TV & more!- Superb low-maintenance backyard - synthetic turf (no mowing), limestone terraced gardens- Extensive paving- Garden shed- 18 solar power panels with 6.66kw inverter- Modern carpets- Engineered timber flooring- New plantation shutters- Split system air-conditioning & gas bayonet- LED downlights- Feature lighting outdoors- Modern texture-coated front rendering- Fully reticulated gardens- Great location in one of Beldon's most desirable pockets- Next to Haddington Park & kids' playground- Excellent nearby schools, local shops, sports clubs - perfect for growing families PLEASE NOTE:\*\* Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. Interested parties are encouraged to carry out their own due diligence in respect of this property prior to putting in an offer.