

# 19B Sulman Avenue, Salter Point, WA 6152



## House For Sale

Sunday, 26 May 2024

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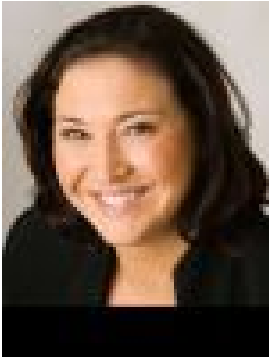
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 573 m2**

**Type: House**



Chantal Lyneham  
0893393955

**From \$1,100,000**

This property offers incredible potential for future expansion or rebuilding. Whether you envision a larger family home or a modern architectural masterpiece, the possibilities are endless. Nestled on a generous rear survey-strata block of 573sqm, situated in a sought-after neighbourhood and merely 2 streets away from the serene riverside, this property offers an exceptional lifestyle in a prime location at an entry level. Step inside to find a modern and stylish interior with high quality finishes providing the perfect blend of comfort, style and convenience. Separate lounge provides a cozy retreat and an open-plan dining and contemporary kitchen boasts sleek cabinetry, pyrolytic oven, induction cooktop, Miele dishwasher, plumbed water to fridge recess along with ample counter space, perfect for culinary enthusiasts. Stunning wood engineered flooring throughout the living spaces adds an additional level of character and warmth along with split reverse cycle air conditioning. Master bedroom features spacious mirrored robes, with two additional bedrooms facilitated by a modern bathroom and two toilets. Outside is the piece de resistance, host unforgettable gatherings in the amazing outdoor entertaining area. Enjoy summer barbeques, relaxed evenings, and poolside fun with a cantilever umbrella offering versatile and adjustable shade. Immaculately manicured gardens enhance the ambience, reminding you of tropical holidays. With a substantial block size, there's ample opportunity to extend the current home or even rebuild to create your dream residence (subject to council approval). Tandem two car garage with an enormous storeroom, provides ample space for vehicles and storage needs. Convenient side access is ideal for parking, boats or even campervans. This property truly has it all, combining luxurious indoor features with exceptional outdoor amenities. Whether you love to entertain or seek a peaceful retreat, this home offers the perfect balance. Don't miss out on this rare opportunity! Contact Chantal Lyneham on 0419 868 454 to arrange a private viewing and make this dream home yours! Water Rates: \$1,134.02 approx Council rates: \$2,071.88 approx