

**1D Salisbury Ave, South Perth, WA 6151**

ian hutchison

**House For Sale**

Sunday, 26 May 2024

**1D Salisbury Ave, South Perth, WA 6151**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Ian Hutchison

0894742200

## Offers From \$1,799,000

This truly stunning executive's home has so much to offer a busy family looking for a lock up and leave residence! Situated in the prestigious South Perth avenues, this residence is fresh, modern and family friendly. The spacious double storey home includes formal entry, theatre room, study, powder room open plan living dining and kitchen area all leading out to the alfresco entertaining area. Upstairs there are 3 generously sized bedrooms and a relaxing sitting area, ideal for some quiet time after a long day at the office. The master suite offers a large walk in robe and Hollywood styled ensuite. The remaining 2 bedrooms are substantial in size with built in robes and serviced by a family bathroom. The property offers a low maintenance lifestyle with all the luxury items we so desire - quality fixtures and fittings throughout, ducted reverse cycle air-conditioning, alarm system, Crimsafe doors and windows, reticulation and a fabulous location. This beautiful home is within a short stroll of the picturesque River Foreshore and Parklands, 100m from the Meadowvale Shopping Centre, 650m from Wesley College and JUST 4km from the Perth CBD. Viewings are by appointment only, please contact Ian Hutchison for your private viewing on 0418 922 100. The many features include:

**GROUND FLOOR**

- Spacious entry
- Theatre room
- Large open plan living/dining area with high ceilings
- Large modern kitchen featuring 5-burner gas cook top, large oven, double refrigerator nook, stone benchtops and plenty of storage
- Separate pantry providing additional storage
- Laundry area with walk-in store room and direct access to the outdoor drying area
- Powder room
- Storage area under stairwell
- Direct access from garage into the residence
- Outdoor alfresco area perfect for entertaining family and friends
- Fully secure double car garage with additional parking spaces in the driveway

**UPSTAIRS**

- Lovely relaxing sitting room
- Spacious balcony with city glimpses
- The elegant master includes a large walk in robe and a stunning ensuite (separate WC, shower and large spa bath)
- 2 huge bedrooms both with built-in robes
- Powder room
- Central bathroom including shower, bath and modern décor
- Ducted heating and cooling throughout

**OUTSIDE**

- Low maintenance living at its BEST!
- Reticulated gardens
- Amazing location - Close to schools, shops, cafes, public transport, the beautiful Swan River, Optus Stadium and CBD. Don't let this GREAT opportunity slip away! Inspections by Appointment with Ian Hutchison. Council Rates: \$3,225.76 pa Water Rates: \$1,634.09 pa