

# 20 Azurite Way, Treeby, WA 6164

## Sold House

Thursday, 22 February 2024



20 Azurite Way, Treeby, WA 6164

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 216 m2**

**Type: House**



Jarrad Brookes

0894343525

**\$690,000**

The Ultimate in Terrace Living! **CLICK ON VIDEO ICON FOR 3D VIRTUAL WALKTHROUGH** Boasting a generous 216sqm (approx.) build area and tranquilly set off a unique one-way laneway in the sought-after Calleya Estate, right in the heart of Treeby, this stunning 3 bedroom 2 bathroom 3WC double-storey residence has been architecturally designed and offers plenty of natural sunlight for its lucky owner. Separating the front dining area - and its welcoming alfresco courtyard - from the living room with an entertaining alfresco of its own and a spacious backyard for the kids/grandchildren/pets to comfortably play in is a quality central kitchen with sparkling stone bench tops, double under mount sinks, Ariston appliances (including a dishwasher) and more. Upstairs, a large master bedroom wing with a fantastic separation of bedrooms two and three. Excellent shopping at Gateway Shopping City is nearby, as is the new Cockburn Aquatic and Recreation Centre (ARC) and beautiful walkways and biking trails, local schools (including the Treeby Primary School and Atwell College catchment zones), Murdoch University and the Fiona Stanley Hospital, while a short 25-minute drive will get you to Perth's vibrant CBD before you know it. Throw in Cockburn Central Train Station just around the corner and you have yourself a dream location with easy access to the rest of the region.

**WHAT'S INSIDE:**

- Family and dining areas off the downstairs kitchen
- Cleverly concealed double-door European-style laundry
- Ground-floor powder room
- Under-stair storage
- Carpeted upstairs bedrooms, including a large master suite with mirrored built-in wardrobes and a private ensuite bathroom with a separate bath, shower, stone vanity and toilet
- Light and bright 2nd/3rd upper-level bedrooms with mirrored built-in robes
- Sleek main upstairs bathroom with a shower, toilet and stone vanity
- Two upper-level linen presses
- Engineered timber floorboards
- Ducted and zoned reverse-cycle air-conditioning

**WHAT'S OUTSIDE:**

- Remote-controlled double garage off the laneway
- Front alfresco entertaining courtyard
- Gated white-picket-fence courtyard entrance
- Spacious backyard with its own alfresco (with an outdoor ceiling fan, cafe blinds and power points) overlooking the lush green lawns
- Rinnai instantaneous gas hot water system
- Completely reticulated and landscaped easy-care gardens
- Small courtyard near kitchen with shade sail and artificial turf

**EXTRAS:** Designed by award-winning architect Hames Sharley Built by quality W.A. builder Dale Alcock Projects Green Title block No strata fees to pay

**LOCATION:**

- 25-minute drive from Perth CBD
- Walking distance to the future town centre site
- Close to the freeway, shopping and public transport at Cockburn Central (just four stops to the city)
- Walk to a plethora of local parklands with playgrounds

Proudly Presented by Jarrad Brookes of Next Vision Real Estate. If you would like any further information on this property, the Local area or any Real Estate Matter please call Jarrad on 0417 918 110 or email to [jarrad@nextvisionrealestate.com.au](mailto:jarrad@nextvisionrealestate.com.au).