

**21 Stitfold Promenade, Salter Point, WA 6152**  
**House For Sale**

Wednesday, 31 January 2024



21 Stitfold Promenade, Salter Point, WA 6152

Bedrooms: 4      Bathrooms: 2      Parkings: 2      Area: 502 m2      Type: House



Shaun Yeo  
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## Expressions of Interest

Built by Prima Homes in 2003 and set on 502sqm green title block, this home has the thought of family in mind offering a functional floor plan and layout providing distinct separate living zones that will fit your growing family requirements. Great presentation highlighted by recently being freshly painted inside and out providing a bright fresh look and feel that enhances the quality of finishes introduced in the initial build. Located in the secluded enclave off the Mt Henry Estate surrounded by other quality homes, easy access to freeway on ramps, Perth CBD, Canning Bridge train and bus port, Gentilli boat ramp and the Canning river foreshore and water play ground. GROUND FLOOR:> Open plan living / teens retreat opening to alfresco entertaining and tropical gardens / lawn area and solar heated swimming pool> Two queen sized secondary bedrooms> King sized third bedroom> Main bathroom> 2 separate WC's> Family size laundry and adjoining utility / storage room> Oversized double garage with additional storage areaFIRST FLOOR:> Open plan living / kitchen / dining> King sized master with large spa ensuite, customised walk in robe and balcony access> Large 'work from home' office> Balcony entertaining> Separate powder room> Double glazed front windows and doorsSome of the additional features include:> Fully ducted and zoned reverse cycle air conditioning> 18 solar panel system> Security alarm system> Ducted vacuum system> Automatic reticulation > Handy laundry chute direct from ensuite to laundry> Stainless steel kitchen appliances including dishwasher and Smeg 900ml oven, gas cooking> Stone kitchen tops> Solid Messmate timber flooringTHE LOCATIONSituated directly opposite our stunning Swan River, and in close proximity to some of Perth's best schools, universities, shopping centres and major arterials. 10 minutes to the CBD with immediate accessibility to the river paths and walkways.> 650m to the river Gentilli boat ramp (approx)> 700m to the freeway entry for an easy commute (approx)> 800m to Aquinas College (approx)> 950m to Manning Primary School and St Pius X (approx)> 1.4km to the local green grocer and cafes (approx)> 1.6km Canning Bridge train & bus station (approx)> 2.1km Como Secondary School (approx)> 2.84km Penrhos College (approx) Council Rates:\$3,584.07 per annum approx. Water Rates:\$1,808.30 per annum approx.Get in touch with Shaun Yeo on 0417 836 667 for more information or to receive an appraisal on your property.