

# 22 YELLOWTAIL GROVE, Beeliar, WA 6164

## House For Sale

Friday, 31 May 2024



22 YELLOWTAIL GROVE, Beeliar, WA 6164

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 375 m2**

**Type: House**



Samuel Cortes

1800267837

**\$899,000**

Cortes Management Group presents this lovely 4x3 property. Nestled in the charming suburb of Beeliar, this immaculate 4-bedroom, 3-bathroom property offers the epitome of family living. Yes, you read that right—it boasts an extra ensuite bathroom, providing unparalleled convenience and comfort for your family to settle in and create lasting memories. Beeliar is a thriving community with everything you need right at your doorstep. Enjoy the convenience of nearby primary and high schools, stroll to Beeliar Village for all your shopping needs, and indulge in the culinary delights of local restaurants and cafés. Plus, with Cockburn Gateway Shopping Centre just a short drive away, coastal bliss at the beach within 10 minutes, and the vibrant culture of Fremantle a mere 15 minutes away, every day is an adventure waiting to happen.

**Property Features;**Bedrooms and Bathrooms: Enjoy the comfort of 4 bedrooms and 3 bathrooms, providing ample space for your family and guests.Flooring: The house is adorned with vinyl plank flooring, offering both durability and style.Ceiling Recess: Experience the grandeur of a feather ceiling recess measuring 3.3m x 6.0m, adding a touch of elegance to the living space.Window Treatments: Roller blinds are installed throughout the house, ensuring privacy and controlling sunlight.Master Vanity: A spacious wall-to-wall master vanity, extended by 1290mm, offers convenience and storage.Kitchen and Bathroom Features: Stone benchtops grace the kitchen, bathrooms, and ensuites, combining practicality with sophistication.Front Door: A wide 1200mm front door welcomes you into the home, making for a grand entrance.Laundry Area: A large laundry bench with a cabinet provides functionality and organisation.Security Features: Gainsborough locks are installed throughout the property, enhancing security.Guest Room: A sizable guest room with its own ensuite ensures comfort and privacy for visitors.Garage: The large garage includes storage space and a workshop area, catering to your storage and DIY needs.Natural Light: Enjoy natural light throughout the house with double glazed windows (excluding wet areas).Solar Panels: The property is equipped with 6.6 Kw solar panels and a 5 Kw inverter, offering energy efficiency and potential cost savings.Special Features: Indulge in luxury with a coffee bar and wine fridge recess, double shower in the master bathroom, and a semi-freestanding bath in the main bathroom.Lighting: Additional LED downlights are installed in all rooms, along with a feature light in the dining/living area.Comfort Features: Exhaust heat lamps in bathrooms and ensuites provide added comfort, especially during colder months.Tiling: Enjoy meticulous craftsmanship with mitred tiling throughout the house.Technology: Benefit from additional power outlets, a TV and data package, and full alarm and camera systems with remote connection.Climate Control: Stay comfortable year-round with ducted heating and cooling, controllable remotely.Connectivity: Enjoy full retic wifi connection throughout the property.Privacy and Security: The property features a privacy security front door and tinted windows in the guest room for added privacy.Appliances: A dishwasher is included for convenience.Outdoor Living: An outdoor food prep area with cupboards and hot and cold water makes outdoor entertaining a breeze.Location Features;Beeliar Primary School: A great school nearby for young learners.Emmanuel High School: A local high school providing education for older students.IGA Shopping Centre: Your go-to spot for groceries and essentials.Local Cafes: Enjoy nearby cafes for your morning coffee or afternoon treat.Coles Beeliar: A quick 5-minute drive to a larger grocery store for more shopping options.Beeliar Reserve: Local parks like Beeliar Reserve offer green spaces for outdoor activities and relaxation.Bus Stops: Conveniently located around the area for easy access to public transportation

**Property Details:**Floor Area: 244.93 m<sup>2</sup>Land Area: 375 m<sup>2</sup>Year Built: 2021Council Rates: \$2,500 (Approx)Water Rates: \$1,600 (Approx)Investment Opportunity: Contact the agent to discuss the potential rent and how we can help you find the best opportunity.Don't miss out on this incredible opportunity!Offers from \$899,000Join us for the First Home Open on June 8th 2024 at 11:30am.Contact Samuel today at 0433 107 734 or email at samuel@cortesmng.com.au for more information and to secure your chance for this beautiful property.