

**23 Gammoning Road, Alkimos, WA 6038**

– Valley to Vines

**House For Sale**

Thursday, 4 April 2024

23 Gammoning Road, Alkimos, WA 6038

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



Brad Domoney  
0895712241

## OFFERS

Welcome to your dream family home, on the beach side of Alkimos, where luxury meets functionality at every turn. As you step through the oversized entrance and into the expansive hallway, you're immediately struck by the grandeur of this abode. The master bedroom beckons, offering a haven of tranquility with its spacious layout and no-expense-spared ensuite bathroom. Picture yourself unwinding in the freestanding bath, surrounded by floor-to-ceiling tiles, double vanities and stone tops - a true oasis of relaxation. This home doesn't just stop at the master suite; it's designed to cater to the needs of the whole family. Three additional generously sized bedrooms, each boasting mirrored robes, ensure everyone has their own space to call their own. Additionally, this family home offers a kids' rumpus room, providing a dedicated space for children to play and let their imaginations soar! The heart of this home is a masterpiece in itself - a feature wood fire and mantle that not only warms the space but also serves as a focal point around which the chef's kitchen, open-plan dining, and living area seamlessly revolve. The kitchen is a culinary enthusiast's dream, complete with stunning stainless-steel appliances and ample counter space. And just when you think it couldn't get any better, a scullery, pantry, and laundry area, ensuring practicality meets elegance in every corner. Entertainment is taken to the next level with a separate home theatre, designed to deliver a cinematic experience like no other. With its blackout features, you can immerse yourself in your favourite movies without any distractions. But the allure of this home isn't limited to its interior. Step outside onto the exposed aggregate alfresco area, perfect for entertaining guests or simply enjoying a quiet evening under the stars. The sprawling AstroTurf lawn provides plenty of space for the kids to play, while a cozy fire pit area invites you to gather round and roast marshmallows on chilly winter evenings. (Fire pit is not included in the sale.) In summary, this stunning family home truly ticks all the boxes, combining luxury, comfort, and functionality in a way that exceeds expectations. It's not just a house; it's a sanctuary where cherished memories are waiting to be made. Phone Brad on 0401 747 067 quick as this property will not last! Property features; Beautiful 2018 built family home by Home Group WA 4 Bedrooms 2 Bathrooms Home theatre Games room Skirting boards throughout Oversized scullery, pantry & laundry Dishwasher Reverse cycle ducted aircon throughout Security screens Security camera Double garage Outdoor shed Poured exposed aggregate alfresco Fire pit area Conveniently located approx. 4 minutes to Amberton Beach. This home is located close to schools, shops and a short stroll to many park areas. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate prior to making an offer on this property. Buyers should conduct their own due diligence in terms of actual sizes of the home and land and any potential for subdivision, and not rely solely on the information provided herein by the Selling Agent.