

241B Salvado Road, Floreat, WA 6014



Sold House

Sunday, 13 August 2023

241B Salvado Road, Floreat, WA 6014

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 722 m2

Type: House

\$2,042,500

Offers closing 5pm Tuesday, 29th August 2023 (unless sold prior) This beautifully maintained single level, 2000 Webb & Brown-Neaves home is positioned on an elevated 722sqm green title block in one of Floreat's most convenient locations. Close to the Birkdale Street shopping precinct, public transport and parkland, this delightful home is walking distance to everything and would equally suit families or downsizers seeking a low maintenance lifestyle. Passing through established, easy care gardens, you are welcomed inside into a generous, light-filled entry foyer with gorgeous solid Victorian blackbutt flooring underfoot. To the left, a carpeted formal lounge room with cosy gas log fireplace offers a quiet spot for reading or watching TV. Across the passage lies a large, flexible study area that can be utilised as is, or adapted to suit your individual family's needs. The master bedroom, with its own walk-in-robe, ensuite bathroom and separate powder room, is also tucked away here, well separated from the rest of the home. Beyond double French doors, this delightful property opens out into a contemporary family home, with a generous kitchen, dining and living area flowing through sliding doors onto an expansive outdoor alfresco space. Featuring a huge Ceasarstone-topped island bench, top of the range appliances and an abundance of soft-closing drawers and cabinetry, the recently renovated kitchen is an entertainer's dream. There's direct access to the double garage, a servery window for passing dishes out to the alfresco area and a very useful built in desk/workstation for all your family admin. Beyond this large, open plan family area, a third living area, again with sliding doors to outside, would make an ideal games room. The inclusion of a built-in kitchenette and direct access to a fourth bedroom at the rear of the home, enables this space to be used as a self-contained living/retreat area for visitors or extended family. You choose what works best for you! From the family area, a wing of three further bedrooms, the laundry and a family bathroom extend from the main body of the house, providing ideal separation between parents and kids. The easy-care outdoor entertaining is fully paved, with loads of space for outdoor dining and entertaining. The whole area is protected by a pitched roof with overhead ceiling fans, bringing light in, while enabling large gatherings of family and friends in all seasons. This impressive home is located within the coveted Shenton College catchment zone and is footsteps from local shops, cafes and restaurants. Some of Perth's best sporting facilities, including Matthews Netball Centre, HBF Stadium, Bendat Basketball Centre and Perth Athletics Stadium, are all within easy reach, while Floreat and City Beaches are just down the road for a swim or to enjoy the cafes, restaurants and picnic areas. Make your Floreat dream a reality today and contact me to register your interest! Features include:

- Single level 2000 home with modern floorplan
- 722sqm elevated green title block
- Security alarm system
- Automatic bore reticulation
- Ducted reverse-cycle air-conditioning
- 4 bedrooms, plus study and 3 living areas
- Solid Victorian Blackbutt timber floors. Carpeted bedrooms and formal lounge
- Huge central open-plan family, meals and kitchen area
- Built in furniture throughout, including workstation, TV cabinet and kitchenette
- Separate rear games room with French doors and built-in bar/kitchenette
- Spacious front master-bedroom suite with walk-in robe and ensuite bathroom
- Separate kids wing with 3 bedrooms, all with BIR's
- Rear 4th or guest bedroom, with adjacent living area to form separate living quarters if desired
- Massive outdoor entertaining area
- Secure double lock-up garage with internal shopper's entry via the kitchen
- 12 rooftop solar-power panels (on a buy-back scheme)
- Instantaneous gas hot water system
- Loads of storage throughout

Outgoings (Approx). Town of Cambridge: \$3,018.71 p.a. Water Corporation: \$2,016.60 p.a.