

24A Salween Place, Beechboro, WA 6063



House For Sale

Friday, 1 December 2023

24A Salween Place, Beechboro, WA 6063

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Paul Ross

0428571050

FIXED DATE SALE

Fixed Date Sale - All Offers Presented on Monday the 18th of December 2023 or sold prior. This brand-new Trio built 3 bedroom 2 bathroom double-slab two-storey home defines quality low-maintenance modern living and genuinely is a class above the rest of the properties in the area, also enjoying the added bonus of a private rear position within a tranquil cul-de-sac location. This sleek and stylish property has been built to a very high specification, with a spacious open-plan family, dining and kitchen area welcoming you inside. Accentuated by stunning 40mm-thick waterfall-edge stone bench tops, the sophisticated kitchen impressively boasts black sink (Seima) and tap (Vito Bertoni) fittings, breakfast-bar space for casual meals, attractive mirrored splashbacks, black Artusi five-burner gas-cooktop and oven appliances, an integrated range hood, a five-star-water-rating Haier dishwasher, soft-closing drawers, a scullery area with additional double sinks and a walk-in pantry. The separate - yet adjacent - theatre room has its own recessed ceiling and a striking 100% Bamboo feature wall, to keep with theme. Off the family room, outdoor access is rather seamless and reveals a fabulous alfresco-entertaining area, overlooking easy-care 35mm coast synthetic backyard turf and sublime Bamboo fence panelling (27 metres approx.) for extra privacy. It truly is a tropical oasis back here. Off the kitchen, you will also find a well-appointed laundry with a large bench top, internal hanging space, external access for drying and full-height linen storage, whilst a fully-tiled powder room precedes a convenient ground-level king-sized master-bedroom suite with a Bamboo feature bedhead wall, a walk-in wardrobe and a sumptuous fully-tiled ensuite bathroom with dual mirrored, twin "his and hers" stone vanities, a walk-in rain/hose shower, a shower niche for amenities and a separate fully-tiled toilet. Upstairs, what is essentially a third living area has full-height built-in storage, a recessed ceiling and can easily be converted into a fourth bedroom if need be. It all depends on personal preference. The second and third bedrooms both enjoy the luxury of mirrored built-in robes, with an exquisite fully-tiled main family bathroom comprising of a rain/hose shower, free-standing bathtub, a toilet and stone vanity basin. For those with kids, Beechboro Primary School sits directly across the road, whilst both the Beechboro and Altone Park Shopping Centres are also only walking distance away and just a matter of minutes separate your front doorstep from the heart of our picturesque Swan Valley, the spectacular Whiteman Park, the Galleria Shopping Centre and old Guildford town. The new bus depot and future Morley Train Station on Benara Road are simply added bonuses as part of the Bayswater-Ellenbrook link, whilst the likes of bus stops, Kiara College, other excellent shopping facilities, lush local parklands, the Swan Active Beechboro leisure centre and even the Altone Park Golf Course are all no less than a stone's throw away in their own right. Contact Paul Ross today to find out more about this immaculate abode and everything wonderful that it has to offer. Something special awaits you here, that's for sure! Features include, but are not limited to:-

- 3 bedrooms, 2 bathrooms
- Brand-new build - six-year warranty in place
- Upstairs and downstairs concrete slabs
- High 30-course ceilings
- Recycled brick feature external entry wall and internal family-room feature wall
- Portico front-door entrance
- Black feature entry door
- Quality low-maintenance Swiss Krono flooring throughout
- Glass staircase balustrading with feature black hand-railing
- Open-plan downstairs family/dining/kitchen area with a 100% Bamboo recess with cupboards/shelving below
- 40mm-thick Statuario Signature waterfall-edge stone kitchen bench tops
- Black-matte kitchen kickboards and finger-grips
- Theatre room
- Upstairs living/4th bedroom with storage
- Large lower-level master suite
- Outdoor alfresco entertaining
- Downstairs laundry
- Powder room with full feature tiling
- Under-stair storage
- Walk-in upstairs linen press
- Feature 600mm x 600mm tiles to the bathroom, ensuite and toilet
- Quality showerheads, shower-mixers and toilets
- Feature gun-metal wet-area tiling and taps/fittings
- Aspire Bamboo 'Linear6 Teak' feature walls
- Samsung ducted reverse-cycle air-conditioning system (with zoning controls)
- Recessed ceilings
- Quality modern blind fittings
- LED down lights
- Skirting boards
- R4.1 ceiling insulation to house ceilings and garage
- External power points
- Milkcan Barcelona Pillar letterbox
- Artificial backyard turf
- Newly-mulched driveway garden beds
- Remote-controlled double lock-up garage with a storage area, access to the rear and internal shopper's entry
- Across the road from Beechboro Primary School, walking distance from both local shopping centres
- Close to parks, other schools and shopping options, public transport and sporting and recreational facilities
- Easy access to major arterial roads, Whiteman Park and the Swan Valley