

# 26 Abrolhos Loop, Beckenham, WA 6107

## Sold House

Tuesday, 5 September 2023



26 Abrolhos Loop, Beckenham, WA 6107

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 587 m2

Type: House



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Raveen Liyanage  
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**\$580,000**

This property is now under offer. We had 67 buyers inspect the property (more than 140 people went through the home open). With over 12 expressing their interest in the property we have buyers that have missed out looking for properties in the area. Please call Hasi K 0433 425 844 if you are thinking of selling. Beautiful Home, Corner block with Large Work Shop Highly motivated seller calling on all serious offers. Occupying a commanding corner position opposite the stunning multi-million-dollar Mills Park Nature Play Space, this exceptional 4 bedroom 2 bathroom home has "comfortable family living" written all over it and will make all of your dreams come true at once. Found in the backyard is a large powered workshop shed that the budding tradesman of the house will love with its own entry through the double side-access gates make this feature even more appealing. A home that will suit most families.- Corner block- Work shop with own entry- Potential Rent \$600 to \$650- Builder Summit Homes Step into a carpeted front sitting room that both welcomes you inside and introduces you to a huge master-bedroom suite where a gorgeous bay window and walk-in wardrobe meet a private ensuite bathroom with a vanity, shower and toilet. Low-maintenance timber-look flooring graces an open-plan family, kitchen and dining area that impressively boasts its own pantry, a floating island breakfast bar, superb tiled splashbacks, double sinks, modern stainless-steel range-hood, gas-cooktop and oven appliances, a microwave nook and a quality Bosch stainless-steel dishwasher. Most of the home has also been freshly painted. Outdoor entertaining is catered for be a terrific covered patio area at the rear. With Beckenham Primary School, the Beckenham and Kenwick Train Stations and first-class shopping at Westfield Carousel - as well as major arterial roads - also nearby, this outstanding residence is both central and convenient, on top of everything else. What a brilliant buy it is! Other features include, but are not limited to:

- Carpeted front sitting room and bedrooms
- Gas bayonet to the main living space
- Practical main family bathroom with a bathtub and showerhead
- Separate laundry with outdoor access
- Secure double lock-up carport, with drive-through access to the alfresco for another extra vehicle to park under cover
- Ducted-evaporative air-conditioning
- Security doors and screens
- New flooring to living areas
- New blinds installed
- Two near new reverse cycle A/C
- CCTV
- New hot water system
- Front, rear and verge lawns
- Block size - 587sqm (approx.)
- Built in 2002 (approx.)

Distances to (approx.):

- Beckenham Primary School - 1.2km
- Beckenham Train Station - 1.4km
- Westfield Carousel Shopping Centre - 3.1km
- Perth Airport (T1 & T2) - 11.4km
- Perth CBD - 13.9km

Water rates: \$1,273.48 p/a (approx.) - For period 01/07/2022 to 30/06/2023 Council rates: \$2050.00 p/a (approx.) Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.