

**263 Benara Road, Beechboro, WA 6063**

**House For Sale**

Thursday, 13 June 2024

263 Benara Road, Beechboro, WA 6063

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 688 m2**

**Type: House**



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## FIXED DATE SALE

Team Rash is thrilled to present this beautifully renovated gem in Beechboro! Situated on a generous 688 sqm land, this home offers ample parking space, including room for a caravan, and a versatile layout featuring a granny flat, providing exceptional living for families and investors alike. Main Home Highlights:- 3 well-sized bedrooms with fans- Renovated kitchen with overhead cabinets, dishwasher, and newish appliances- Bathroom with floor-to-ceiling tiles, large vanity, walk-in shower, and tub- New blinds and classic wall trimming throughout the stunning home- Modern lighting throughout the home- Ducted reverse cycle air-conditioning- Large laundry with overhead cabinets- Large patio area with wooden deck for entertainment- Fans in bedrooms & kitchen- Electric garage door carport - Wall for security and privacy- Front garden paving - Arch between living and kitchen area Granny Flat:- Separate entrance available - Renovated shower and plumbed for washing machine and kitchenette- Courtyard under the same patio, providing privacy with smart fencing Garden Oasis:- Funky bar created from a garden shed with electricity- Two pergolas and three additional garden sheds- Well-organized garden for year-round enjoyment- Three water fountain features and bore water with reticulation Land:- Full block on 688 sqm- Residential Development zoning - R20/50 - Two lot subdivision potential- Sewer perfectly located in the front of the lot for subdivision or installing a pool Location Highlights:- Shopping centres: Altone SC, Galleria SC, and many more- Swan Valley nearby for world-class culinary and wine experiences - Metro-net Beechboro station coming soon- Future Whiteman Park Film studio coming soon- Close to airport & city This property is a rare find with its extensive features and beautifully maintained grounds. Don't miss your chance to own this versatile and stunning home! Fixed Date Sale: All offers to be presented prior to 26th June 2024 by 5 pm (Sellers reserve the right to accept an offer prior to the end date). Call Team Rash on 0410564761 / 0452 334 367 or Email: Teamrash@theagency.com.au to discuss more about this great opportunity. 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.