

**2A Sulman Avenue, Salter Point, WA 6152**

**eaton**property

**Sold House**

Friday, 22 September 2023

2A Sulman Avenue, Salter Point, WA 6152

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 451 m2**

**Type: House**



Jarrad Eaton

**\$1,360,000**

EntreThis beautiful light filled home offers space in all the right places with four bedrooms, multiple living and entertaining areas over two levels, separate home office plus a large covered alfresco. Then include the amazing location, the sparkling pool and wood fired pizza oven combined with fabulous neighbours and you know this could be the perfect package. ExternalProudly occupying a corner position, this four-bedroom family home is blessed with the ideal floorplan by offering multiple living areas and having all bedrooms located on the upper level with tranquil treetop views as well as large covered alfresco area, a stunning pool with water feature and low maintenance gardens. EssenceEntry reveals a light filled family home where there is space for everyone with the ground floor dedicated to everyday family life and entertaining. The front formal lounge room with stunning parquet floors and open fireplace could become a haven for the adults to retreat after dinner while the kids take over the family room space. The executive home office has been located away from the main living areas for privacy.The large kitchen is central to the family room and meals area and features a classic black and white palette with Smeg double oven, gas cooktop, microwave recess, ample storage and bench space while the north facing windows guarantee this is a beautiful sunny space all year-round. Completing the downstairs is the fabulous outdoor entertaining zone wrapping around the northern side of the home and is accessed through sliding doors from the family/meals room. The extensive covered alfresco is large enough for separate sitting and dining areas and the highlight is the wood-fired pizza oven and sparkling below ground pool while the low maintenance gardens ensure you will have plenty of time to enjoy this space.Upstairs is where you will rise above it all to enjoy tranquil tree-top views from the king size master that benefits from a perfect northerly aspect, and offers a large walk-in robe as well as a private ensuite with heated towel rail, double handbasins and spa bath. Two of the minor bedrooms open to an upstairs activity space with a large balcony and they share the family bathroom with bath plus shower and Hollywood vanity lighting. The fourth bedroom features French doors opening to a private Juliette balcony.EnvironsThis delightful home is located in a quiet corner of Salter Point essentially on the edge of Challenger Reserve and riverside walks which means you are only 500m from the riverbank. If you walk the same distance in the other direction, you will arrive at Raktacino for your morning coffee or a little further and you could be exploring the Saturday farmer's market.Neighbouring Manning brings an array of facilities including medical centre, library, local shops as well as excellent cafe and restaurant options. Education is also fully covered with outstanding choices for both private and public primary or secondary schools right through to the world class Curtin University.Combine all of that with the improved access to the freeway north or south and public transport less than 150m away, suggesting this could be just about the perfect lifestyle location. Extras- Four spacious bedrooms & two bathrooms- Separate private home office- King size master suite with large WIR & ensuite- Downstairs powder room- Sunny kitchen/meals/family room- Formal lounge room with open fireplace- Stunning parquet floors to formal areas- Outdoor covered entertaining area with wood fired pizza oven- Automatic saltwater pool with water feature- Large double garage with extra storage space and internal access- Solar panels Offers close 4pm Monday 7th August 2023 (unless sold prior) Eager?Email Jarrad now to arrange your inspection and bring the family – there is room for everyone!