

3/9 Camfield Place, Beechboro, WA 6063



House For Sale

Wednesday, 17 January 2024

3/9 Camfield Place, Beechboro, WA 6063

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 394 m2

Type: House



Nigel Ross
0892753825

Offers From \$499,000

This delightful 4 bedroom 1 bathroom street-front home also enjoys a tranquil cul-de-sac location and is perfect for all types of buyers, offering impressive low-maintenance living for absolutely everybody. The securely-gated and fenced backyard is ideal for both kids and pets, with verdant green lawns taking centre stage. A massive pitched outdoor patio-entertaining area seamlessly connects with paved drying and sitting courtyards and allows you to relax and unwind in complete privacy, when not hosting those family gatherings and special occasions. Inside, a commodious open-plan living and dining area welcomes you and sits adjacent to a newly-renovated kitchen - home to quality bench tops, sleek white cabinetry, subway-tile splashbacks, an integrated range hood, a gas cooktop, an under-bench oven and a stainless-steel Omega dishwasher. Servicing the sleeping quarters is a fully-tiled and revamped bathroom with a bathtub, showerhead, powder vanity and more. All four bedrooms are carpeted for complete comfort, inclusive of a larger master with a built-in wardrobe. Bus stops, East Beechboro Primary School and lush local parklands can all be found just around the corner, with Altone Park Shopping Centre also nearby - and the heart of our beautiful Swan Valley, the spectacular Whiteman Park, the Galleria Shopping Centre and old Guildford town all easily accessible within a matter of only minutes. 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 Kiara College, other shopping facilities, the Swan Active Beechboro leisure centre and even the Altone Park Golf Course are all no less than a stone's throw away. Only 14.5km separate your front doorstep from the Perth CBD, whilst Perth Airport is also within a very close proximity. Contact Nigel Ross today to find out more about this gem of a villa that will tick plenty of your boxes. Prepare to be pleasantly surprised! Features include, but are not limited to:

- Solid brick-and-tile construction
- Freshly painted throughout
- Timber-look floors
- Open-plan living and dining area
- Recently-renovated kitchen with quality bench tops, cabinetry and appliances
- Large bedroom sizes
- Spacious master bedroom with a built-in robe
- Double-sized 2nd/3rd bedrooms
- Tidy, revamped and fully-tiled bathroom and toilet
- Paved outdoor patio-entertaining area with a large patio
- Patio access, from the laundry
- New ducted-evaporative air-conditioning system (approx. one-year old)
- Energy-saving LED lighting
- Quality security doors and screens throughout
- New hot-water system
- Reticulated - and well-maintained - front/back lawns and gardens
- Easy-care securely-fenced yard - ideal for kids and/or pets
- Single carport, with gated access to the secure yard
- Extra parking space for two (2) further cars