

**30C Sudlow Street, Embleton, WA 6062**



**House For Sale**

Thursday, 16 November 2023

30C Sudlow Street, Embleton, WA 6062

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 301 m2**

**Type: House**



**Matt Seabrook**  
0435227120



**Emily Warden**  
0435227120

## Offers Mid - High \$700,000's

This quality built individually designed home will impress with its stunning street appeal, superior finishes throughout and attention to detail ensuring its new owners have the very best of what a modern home has to offer! Situated in the Golf Course precinct, this home is the perfect combination of low maintenance and sustainable living. Features at a glance:

- Spacious open plan living, dining and kitchen with porcelain gloss rectified 600mm x 600mm tiling
- Modern kitchen with gloss finish and finger grips providing extensive cupboard and bench space.
- The kitchen features a double sink, stone bench tops & waterfall edge, fridge recess plumbed, and 900mm Westinghouse cooking appliances
- Alfresco under the main roof with quality blinds which link the inside to the outside
- Master bedroom fitted with a walk-in robe, and luxurious ensuite featuring double basins
- Two good sized bedrooms both fitted with mirrored built-in robes
- Separate home theatre / second living
- Main bathroom is finished with high quality mitred tiling and features a freestanding bath
- Quality fixtures and fittings, including stone bench tops to kitchen, laundry and bathrooms
- Plantation shutters
- Attic storage
- Ducted reverse cycle air conditioning (4 zones)
- Washed aggregate concrete to the driveway, rear and down the side of the house
- Custom sectional aluminium and perspex finish double automatic garage door providing an attractive view from the street
- 6.6kw solar panel system with 18 solar panels and a 5kw Huawei inverter (with future battery potential)
- Security camera system with mobile monitoring function
- External windows fitted with security film / double glazing
- Security lighting

And more! Conveniently located:

- Only moments away from the ever so popular Beaufort Street entertainment, cafes and restaurants
- 1 min to Embleton Golf Course
- 5 mins to Morley Galleria Shopping Centre
- 9 mins to Perth Airport
- 15 mins to Perth CBD

PROPERTY PARTICULARS  
Shire Rates: \$2,298.23 pa  
Water Rates: \$1,343.90 pa  
City of Bayswater