

# 33 Ashbury Crescent, Mirrabooka, WA 6061

## House For Sale

Friday, 8 March 2024

33 Ashbury Crescent, Mirrabooka, WA 6061

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 215 m2

Type: House



Aaron Storey  
0892722488

## Offers starting in the high \$600,000's

This impressive 5-bedroom, 2.5-bathroom home is a true masterpiece. Built around 2015, this stunning residence is a testament to modern architecture and thoughtful design. As you step through the huge entrance, you're greeted by the allure of polished concrete floors which sets the tone for a functional and easy care spacious home. There is a convenient powder room downstairs offering a taste of the meticulous attention to detail throughout. The ground floor boasts a versatile 5th bedroom or study, providing the perfect space for a home office or cozy retreat. The heart of the home is the open-plan living area, seamlessly connecting the lounge, kitchen, and alfresco. The kitchen is a culinary haven, boasting stainless steel appliances, a rangehood, gas cooker, wooden benchtops, and ceramic tile splashback. The thoughtful details continue with soft-close drawers, downlights, and block-out blinds, creating an inviting and functional space for everyday living. Step outside to the lovely alfresco area, perfect for outdoor dining and entertaining. The property also features a big double garage with storage, a gas hot water system, a storage shed, and reticulation for easy maintenance. Ascend the plush, carpeted stairs to discover a sprawling family room with ample storage and a glassed balcony, creating an inviting space for relaxation and entertainment. The master suite is a sanctuary of luxury, featuring a walk-in robe, ensuite, and private balcony with block-out curtains, ensuring tranquility and privacy. There is the 2nd and 3rd bedrooms upstairs with an oversized room for another huge bedroom or a massive theatre room, the choice is yours. There are so many options to this versatile home. The upstairs living quarters also include a second bathroom with a bath, a front-facing bedroom with mirrored robes, and a third bedroom with generous wardrobes. This home is designed for comfort and convenience, offering fully reverse cycle ducted air conditioning with zoning for both upstairs and downstairs. Security is paramount with an alarm system and security doors, providing peace of mind for you and your loved ones. Conveniently located opposite the Graham Regional Recreational Centre and Softball Western Australia, and with Mirrabooka Square at your doorstep, this residence offers a lifestyle of luxury, leisure, and accessibility. Don't miss the opportunity to make this impressive house your dream home! Your new chapter of luxury living awaits! All offers considered on Monday 25th March 2024 (if not sold prior). To find out more, or to arrange a viewing, call Aaron on 0417 931 604 or Emma on 0412 499 568.