

**35 Plumosa Avenue, Beeliar, WA 6164**

**Sold House**

Wednesday, 6 March 2024



35 Plumosa Avenue, Beeliar, WA 6164

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 257 m2**

**Type: House**



Tanya Forzatti  
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## Contact agent

PERFECT DOWNSIZE OPPORTUNITY! Your perfect property investment, downsizer, or first home opportunity awaits! This stunning three-bedroom, two-bathroom home is the epitome of elevated, easy-care living without the hassle of strata levies. Step inside to discover a master bedroom with a walk-in robe, as well as two additional bedrooms with built-in robes, providing ample storage space for all your needs. The ensuite and semi ensuite main bathroom both feature double showers, adding a touch of luxury to your daily routine. The tiled open plan family meals area is a welcoming space with high ceilings, perfect for relaxing or entertaining guests. The kitchen, complete with stone benchtops, plenty of storage, and all the modern conveniences you could ask for. You'll find rear laneway access to a double carport with a storage area, making parking and storage a breeze. The low maintenance fully enclosed front courtyard and reticulated gardens are a peaceful retreat, ideal for enjoying the outdoors without the hassle of high maintenance. • Reverse cycle air conditioning unit • Ceiling fans to all bedrooms • Stunning high ceilings • Security alarm system • Separate second toilet • Linen cupboard • Gas bayonet for outdoor BBQ • Double carport plus storage area • Gas hot water system • Currently tenanted until 22/7/2024 NEARBY AMENITIES; • Local IGA and shops - 750m • Beeliar Primary School - 1.6km • Cockburn Gateway Shopping City - 5km • Cockburn Central Train Station - 5.4km • Coogee Beach - 5.4km • Fiona Stanley Hospital - 11km • Fremantle Town Centre - 12km • Perth CBD - 27km EXTRA DETAILS; • Built in 2016 • Land Size: 257sqm • Total Living: Approx. 100sqm • Council Rates: Approx. \$1,791 p/a • Water Rates: Approx. \$1,120 p/a Located close to all amenities, this home offers convenience at your doorstep. Whether you're looking for a smart investment opportunity, a cozy downsizer, or your very first home, this property has it all! Contact the Listing Agent, TANYA FORZATTI on 0417 181 841 Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.