

39 Bramston Vista, Burns Beach, WA 6028

House For Sale

Tuesday, 16 January 2024

39 Bramston Vista, Burns Beach, WA 6028

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 408 m2

Type: House



Jay Dass

0893071280

MARKET PREVIEW

FLOORPLAN COMING SOON
THE HOME Nestled in an enviable location opposite the lush greenery of Bramston Park, this meticulously crafted residence is now available for sale for the first time. Boasting the epitome of lock-up-and-leave convenience, this home presents a unique opportunity to indulge in a lifestyle of tranquility and sophistication. Step inside to discover a spacious theatre room off the entry, setting the stage for entertainment and relaxation. The lower level and stairwell are adorned with solid Bamboo flooring, providing a warm and contemporary aesthetic. The heart of the home lies in the open-plan living and dining area, seamlessly connected to a galley-style kitchen featuring abundant cabinetry, a large breakfast bar, and elegant stone benchtops. Two generously-sized minor bedrooms on the lower level share a well-appointed bathroom, ensuring comfort and convenience for family or guests. Upstairs, a generously proportioned master bedroom awaits, complete with a fully fitted out walk-in robe, ensuite featuring double vanities, and a separate toilet. A comfortable retreat opens to a balcony, offering a private sanctuary with picturesque parkland views. Outdoors, revel in the perfect setting for balmy summer nights with an undercover alfresco area, garden beds adding a touch of tranquility, and a lawned area ideal for children and pets to play freely. Double gates from the rear access provide an excellent opportunity for boat and/or caravan parking, catering to your adventurous spirit. Indulge in creature comforts such as ducted reverse cycle air conditioning, stylish window treatments including plantation shutters and sheer curtains, ensuring a home that combines luxury with practicality. With a spacious garage featuring a store room, this property encapsulates the essence of modern living. Don't miss the chance to make this ultimate lock-up-and-leave haven your own!

THE COMMUNITY Burns Beach is recognised for its parklands and coastal charms, and a short stroll will immerse you in both a house and a way of life. Take a stroll down the Burns Beach-Iluka shoreline early in the morning, and while you're there, stop in at Burns Beach Cafe for a cup of coffee. The recently constructed Burns Beach Primary School ensures that kids schooling needs are well catered for.

THE SPECIFICS Council Rates: \$2,759.19 per annum Water Rates: \$1,607.08 per annum Land Area: 408m² Build Area: 291m² (incl. alfresco, garage and balcony)

Disclaimer: This information is provided for general information and marketing purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.