

**4 McIntyre Avenue, Burns Beach, WA 6028**



**House For Sale**

Saturday, 11 May 2024

4 McIntyre Avenue, Burns Beach, WA 6028

**Bedrooms: 4**

**Bathrooms: 2**

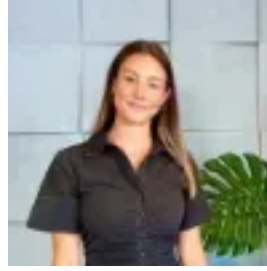
**Parkings: 2**

**Area: 564 m2**

**Type: House**



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## ALL OFFERS BY MON 27TH MAY

If you dream of lazy summer days around the pool and cosy winter nights enjoying movies in your home cinema, surrounded by tasteful décor and a relaxed ambience, then this beautifully maintained residence is a must see. With parklands at either end of the street and within walking distance of the beach, the home is superbly located and boasts a clever design providing the perfect blend of spaces for open plan family togetherness, as well as separate rooms for peace and privacy. Accommodating the vibrant energy of families or providing a tranquil retreat for those scaling down without compromising on living space and quality, this home is sure to appeal to a large audience, so don't delay your viewing with Team Utley!

**FEATURES:** Welcoming portico and double door entrance  
Elegant foyer with towering feature ceilings  
Convenient front study or 5th bedroom  
Awesome cinema like theatre room with teared seating and dual access  
Quality kitchen, stone benchtops and abundance of storage, double AEG ovens, microwave and coffee machine recess, AEG 5 burner gas cooktop and stainless steel rangehood, feature window splashback, Miele dishwasher, double sink, breakfast bar, scullery and large walk-in pantry  
Sun-soaked dining room and central family room with a stunning poolside outlook and quality stacker doors  
Separate kids' zone that comprises bedrooms 2, 3 and 4 which are all queen size, with double mirrored sliding robes  
Generous teenagers' activity room with built in study workstations  
Immaculate second bathroom  
Separate laundry  
Walk in linen storage cupboard  
Handy powder room  
Resort style master suite positioned at the rear of the home, maximising privacy, with its own direct pool access and walk-in robe with barn door plus a divine ensuite with dual vanity basins, frameless shower and separate wc

**OUTDOORS:** Private alfresco entertaining area, washed aggregate floors, built in ceiling surround sound, ceiling fan and downlights with café blinds  
Sun kissed heated saltwater pool with stone clad blade waterfall, solar blanket and glass fencing  
Poolside patio cabana with timber decking  
Discrete side lawn area and drying court  
Double remote garage, store area and direct shopper's access  
Extra off-road parking for boat or caravan  
Easy care reticulated gardens  
Washed aggregate pathways

**EXTRAS:** Ducted and zoned reverse cycle air conditioning  
Matte porcelain tiles  
Skirting boards  
Soft plush carpets  
Window louvers  
Feature ceilings  
Smart wired throughout with multiple data points  
Ceiling fans throughout  
Built in 2015 by Highbury Homes on a 564m<sup>2</sup> block

**SELLER RESERVES THE RIGHT TO ACCEPT AN OFFER PRIOR TO MONDAY 27th MAY 2024**  
FOR FURTHER INFORMATION ON THIS PROPERTY OR FOR AN HONEST AND ACCURATE APPRAISAL ON YOUR OWN HOME CALL TEAM UTLEY TODAY  
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