

**40A Selway Road, Brentwood, WA 6153**



**House For Sale**

Friday, 24 May 2024

40A Selway Road, Brentwood, WA 6153

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 364 m2**

**Type: House**



Charlie Clarke  
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Chadd Boucher  
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## All Offers Presented

This private and secure single-level, three-bedroom, two-bathroom home offers a blend of modern flair and thoughtful design with a street-front position that provides both privacy and security. The home features two distinct living areas, and a sense of cool artistry that flows through every room where light and bright tones are cleverly complimented by dark window frames and doors, adding a unique touch to this residence which exudes distinctive style. The open-plan kitchen, dining, and living space is a highlight, featuring huge sliding doors that open to a central undercover courtyard filled with bright colour and fresh air. These spaces unite to offer a seamless indoor-outdoor living experience and maximise the entertaining area. The renovated kitchen is modern and stylish, with sleek white cabinetry, a chic splashback, stone bench tops and stainless steel appliances, all bathed in natural light from a large window. The spacious master bedroom, located at the front of the home, includes a modern renovated ensuite with floor-to-ceiling tiling and highlight windows. The thoughtful layout of the home offers excellent separation from the minor bedrooms at the rear, which are conveniently situated near the family bathroom and separate toilet. Each bedroom includes built-in robes, ensuring ample storage space. The rear outdoor area is a modern oasis designed for low-maintenance living. Eco decking surrounds a large heated swim spa, with an overhead retractable awning for sun protection. This space is perfect for relaxation or fitness, framed by established lilly pilli trees and a modern cabana. The cabana features inbuilt lighting and shelters a huge day bed, offering ultimate comfort in privacy. Conveniently located, this property offers seamless access to major roads and public transport, including the freeway and Bull Creek Train Station. Situated within the catchment areas of both Applecross and Rossmoyne Senior High Schools, it is also just moments away from the bustling Garden City Shopping Centre. Embrace the outdoors with a short walk to the river and nearby parks such as Ric Vosper Reserve, Brentwood Park, and Blue Gum Reserve. This home is perfect for those who seek a dynamic and convenient lifestyle, blending vibrant surroundings with everyday ease. All offers presented. For further information, or to arrange an inspection, contact Charlie Clarke on 0406 626 527 or Chadd Boucher on 0433 043 437. In preparing this information, Mode Realty has relied in good faith upon information provided by others and has made all reasonable efforts to ensure that the information is correct. The accuracy of the information provided to you (whether written or verbal) cannot be guaranteed. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate.