

# 41 Beresford Gardens, Swan View, WA 6056



## House For Sale

Friday, 17 May 2024

41 Beresford Gardens, Swan View, WA 6056

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 2000 m2

Type: House



David Mattock

## offers from \$930,000

Offers Closing 4pm 28th May 2024 (unless sold prior).The Seller's reserve the right to accept an offer prior to the Closing Date.Designed and built by renowned Perth builder Zorzi, this spacious brick and tile home takes full advantage of its premiere location.Stunning views across the coastal plain can be enjoyed year-round whilst experiencing the cooling sea breeze in summer or whilst watching the rain clouds approach in winter.Step inside through the double door entry, with the master suite situated to your right. It features a generous ensuite with separate bath and shower and large walk-in robe.Immediately off the entrance is a home office - larger than your average study and enjoying the benefit of being able to be zoned off from informal living areas, it would perfectly suit a small business or remote worker. Formal living areas are to the left of the entrance and include a spacious formal lounge and formal dining area - here you can view the lights of the coastal plain. The kitchen is central to the home and is perfectly positioned for casual or formal entertaining with easy access to the outdoor, meals and formal dining areas. Featuring a gas cook top and gas wall oven, with separate grill, and abundant storage and benchtop space. The family room has a half height wall with Tasmanian Oak capping. Included in this area is a large wall unit - perfect as a bookcase and for displaying family mementos.A huge games room with a wood heater sits off the central area. The quality continues with French doors to keep the noise and/or the warmth in with a sliding door providing views to the west. Towards the rear of the home are three double sized bedrooms. These are a particular feature of the home and each could comfortably fit more than one child - making this home perfect for those with a big tribe. Each room features a double sized built-in robe.The second bathroom contains a separate bath and shower with a substantial linen cupboard sitting adjacent to it. Conveniently located nearby is the large laundry with direct paved access to the clothesline. Outside, the driveway has room for extra off-street parking and leads to the double garage which contains a small storeroom.Established gardens feature extensive retaining walls, some constructed from local coffee rock. Multiple large pergolas and brick patios make it easy to sit back and soak in the views. At the rear of the property is a brick workshop (approximately 3m x 3m) providing sufficient storage for all your practical needs. The 2,000 square metre block is situated on the corner of Beresford Gardens and Mulberrytree Close and adjoins the Railway Reserves Heritage Trail. Immediate access to the trail makes this the perfect location if you are a keen walker or bike rider with multiple walking/riding tracks available in the nearby John Forrest National Park. If you are still on the hunt for more green space, Brown Park is a two-minute walk away. Fancy a dip? There is plenty of room to build your own pool and outdoor oasis and the Bilgoman Aquatic Centre is a five-minute drive away. This is a perfectly situated large home, built to the highest quality. It enjoys fabulous views, sits close to nature and all the amenities you need to enjoy your life in the hills. Inspections are strictly by appointment and can be arranged by either calling or emailing David Mattock on 0414 477 674 or david@dmrealestate.com.au.Offers close 4pm 28th May 2024 (unless sold prior).The Seller's reserve the right to accept an offer prior to the closing date.