

41 Elyard Crescent, Stirling, WA 6021

House For Sale

Saturday, 27 January 2024

41 Elyard Crescent, Stirling, WA 6021

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 386 m2

Type: House



Nick Luca
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Offers close on Tuesday 13th February at 5:00pm

Nick and Jo proudly present to you 41 Elyard Crescent. THE OFFERING Brief: 5 bed | 2 bath | Study/5th bed | 2 car | Land: 386sqm Method: For Sale By: Closing Date Sale - All offers presented on the 13th February 2024 (the seller reserves the right to sell prior) Price: Offers Invited Settlement Terms: Negotiable Shire Rates: \$2287.24 THE INTELLIGENCE Just around the corner from a lovely park in a sought-after pocket of Stirling lies this excellent 5 bedroom 2 bathroom two-storey family home that defines easy-care lock-up-and-leave living. Two separate downstairs living zones are complemented by an open-plan kitchen and dining area at the heart of it all – plus a private rear enclosed entertaining alfresco with its own outdoor kitchen with a barbecue. Upstairs, the study is spacious enough to be considered as a full home office – or even a nursery or fifth bedroom, adjacent to the king-sized master suite. The options are plentiful and the floor plan is free-flowing. This a residence that will definitely tick all of your boxes! Features include, but are not limited to:

- A versatile lower-level layout made up of a spacious and carpeted front theatre room (with a gas bayonet for heating) and a huge separate family room – shut off by double privacy doors and playing host to its own gas bayonet, as well as a split-system air-conditioning unit for climate control
- A generous open-plan kitchen and dining area that doubles as the central hub of the ground floor, comprising of a feature bulkhead ceiling, a walk-in pantry, double sinks, an appliance nook, sleek Silestone bench tops, double sinks, glass splashbacks, a Baumatic stainless-steel range hood, a Blanco five-burner gas cooktop, a Euro oven and a stainless-steel Blanco dishwasher
- An enclosed rear alfresco-entertaining area off the dining space, complete with café blinds for full protection from the elements, access to an easy-care backyard setting with artificial turf and its own outdoor kitchen – boasting a Turbo gas barbecue, a stainless-steel Duro industrial range hood and double sinks for good measure
- A massive king-sized master-bedroom suite hidden behind double doors upstairs, complete with separate "his and hers" walk-in wardrobes, splendid tree-lined sunset views to wake up to and a sublime fully-tiled ensuite bathroom with an oval Roman-style bathtub, a ceiling-mounted rain shower, heat lamps and a separate fully-tiled toilet
- A spacious upper-level 2nd bedroom with a walk-in robe, a third bedroom with built-in robes and a fourth bedroom with full-height built-in robes – all serviced by a fully-tiled main family bathroom (with a shower, separate bath, twin vanities and heat lamps), a separate fully-tiled toilet and very handy double-door and single-door storage cupboards
- A large upstairs home office – or potential 5th bedroom/nursery – with double doors and scope for the family to do as they please, situated directly opposite the master wing
- Amongst the extras are fully-tiled downstairs powder-room and laundry areas, under-bench laundry storage, external laundry access for drying, an under-stair storeroom, a lower-level walk-in linen press, an extra-large remote-controlled double lock-up garage with side access and internal shopper's entry, a double security-door front entrance, ducted-evaporative air-conditioning, a security-alarm system, electric security window roller shutters (upstairs), low-maintenance timber-look flooring, feature skirting boards, an instantaneous gas hot-water system, a side storage lean-to off the garage and reticulation to the front of the property

THE VISION The home is nestled within the catchment zones for the revamped Balcatta Senior High School and both Lake Gwelup Primary School and West Balcatta Primary School, making it all the more appealing to families. The popular local Stirling Village shopping precinct – home to one of Perth's best IGA supermarkets, a pizzeria, pharmacy, medical clinic and more – can be found nearby, along with more shopping at Primewest Northlands, Roselea, Westfield Innaloo and the new-look Karrinyup precinct. Additionally, the likes of other sprawling local parks, playgrounds for the young ones, the freeway, public transport (including Stirling Train Station and a host of bus stops), the CBD and some of Western Australia's finest beaches are also situated only minutes away in their own right. The word "convenient" is an understatement, here!