

**44 Aristrade Avenue, Kallaroo, WA 6025**



**Sold House**

Friday, 29 September 2023

44 Aristrade Avenue, Kallaroo, WA 6025

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

**\$1,265,000**

(This property is now under offer, call Pete on 0408 956 652 for any further info) Viewing HIGHLY RECOMMENDED to be fully appreciated. Presenting an exquisite home that not only captivates with its stunning presentation but also boasts a floorplan designed for utmost flexibility, accommodating your family's unique needs. This residence offers a wealth of spaces: 4 bedrooms plus a study/5th bedroom, 2 bathrooms, lounge, dining, kitchen, meals area, family, activity room, and superb indoor/outdoor entertaining room. Designed to effortlessly accommodate even the largest of families, the layout ensures a harmonious balance between bedrooms and living areas, providing everyone with their own cherished space. Exuding an abundance of natural light, this exceptional property creates an open and airy ambiance that beckons you to move right in and embrace a vibrant lifestyle. Every facet of this home has been meticulously designed to radiate a sense of warmth and comfort. Furthermore, the living spaces are generously proportioned. Stepping into the front of the property, a tastefully appointed formal lounge welcomes you with its gleaming hardwood flooring and charming bay window. An adjacent dining space caters for intimate family gatherings, providing a perfect setting for memorable meals. At the forefront of the residence, the master suite epitomizes elegance with its hardwood flooring and features such as built-in robes, a ceiling fan, and a delightful en-suite adorned with a shower, bath and double vanity. A practical powder room adjacent provides a separate wash basin and toilet. Beyond a dividing door, the expansive family, kitchen, and meals area unfolds. The carpeted family room, bathed in natural light, introduces a new gas log fire that promises cozy evenings during winter. This room opens up to the mature rear and side gardens, connecting the indoors with the outdoors seamlessly. Prepare to be enchanted by the expansive kitchen, offering an abundance of storage, a breakfast bar, tiled splashbacks, and premium appliances including a new gas cooker and oven plus dishwasher. Adjacent to the kitchen, the meals area provides an inviting space for morning family breakfasts. A secondary door unveils an inviting Activity room, resplendent with plush carpet and ample storage, making it a versatile playroom or teenagers' retreat. This room also provides access to the three additional bedrooms and a study or optional 5th bedroom, all connected to the rear garden. The main bathroom boasts stylish appointments including a separate bathtub, shower enclosure, and vanity. The laundry area has extensive storage with under-bench and overhead cupboards, accompanied by an extra space alcove. Entertaining is a delight in the captivating indoor/outdoor/multi-function room with its high ceiling. This space is perfectly proportioned to host gatherings, with elegant bi-folding doors leading to an outdoor area that invites you to enjoy the surroundings. The property offers ample off-road parking, a double garage/carport ensuring secure daily parking and the potential to have side access. Moreover, the location boasts an exceptionally prime position, ensconced in the serene enclave of Northshore Kallaroo, adjacent to the picturesque Castlecrag Park. Here, you'll find tranquility as your sole neighbour, with the beauty of nature right at your doorstep. Additionally, the property offers convenient access to well-maintained pathways leading to both St. Marks Anglican School and the bustling Whitfords Shopping Centre and Restaurants, ensuring that your daily errands, entertainment and educational needs are effortlessly within reach. Adding to the allure, the splendid beaches of Kallaroo and Mullaloo are within walking distance, along with Mullaloo Surf Life Saving, Swell Restaurant, and Mullaloo Beach Hotel. This is an opportunity not to be missed. Come and explore this captivating home, where every aspect resonates with charm and potential. There's simply nothing to dislike – and everything to adore! Features for this property are amazing and include, but not limited to: 4 Bedrooms (All bedrooms with fans and fitted cabinetry in all robes) 2 Bathrooms (Bath in ensuite and another in main bathroom) Separate Study or 5th Bedroom Powder Room Lounge Dining Family Kitchen Meals Activity Indoor/outdoor Multi-function room Laundry Separate toilet Linen Cupboards Galore Immaculate décor Solid Timber Flooring (Master & Lounge) Plush Carpets Ducted Evaporated A/C throughout (\$2,500 spent on major service) Split system air con in Master & Family High Ceilings Excellent window treatments Gas Bayonets in Front Lounge, Meals and Activity Room Brand New Gas Hot Water System Alarm Immaculate reticulated front and rear gardens Room for a pool Double Automatic Carport/Garage New Gutters Water features Outdoor power External lighting External taps Off road parking Room for side access Outside Storage Generous 802 sqm block Built 1990 Approx 290 sqm inc Verandah and Garage/Carport Secure your future here and take full advantage of an outstanding opportunity. To find out more about this gorgeous property contact Pete Costigan on 0408 956 652 or email [pete.costigan@remaxextreme.com.au](mailto:pete.costigan@remaxextreme.com.au)