

45 Mattingleys Approach, Burns Beach, WA 6028



House For Sale

Thursday, 4 January 2024

45 Mattingleys Approach, Burns Beach, WA 6028

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



Todd Danielle Utley
0417910967



Monique Veletta
0497229793

ALL OFFERS BY MON 29TH OF JAN

Boasting impeccable presentation inside and out, this superbly designed abode will wow your guests with its generous open plan living design, peaceful and private alfresco, bowling green lawns and stunning timber floors. The kids will also be happy with a well placed activity room just for them, fun home theatre and loads of outdoor playing space. And for you... a spacious parent's master retreat with hotel sized ensuite, lots of walk in robe storage, an enormous entertaining kitchen and a separate study for peace and quiet when you work from home. This fantastic family residence really is the complete package so be quick to secure this one with Team Utley!

FEATURES: A sweeping sheltered veranda and double door entry
Home office with recess which could be converted to a 5th bedroom or nursery
Sumptuous master suite with a peaceful garden outlook and massive walk-in robe
Fabulous ensuite with his and her vanities and separate wc
Designated home theatre room with dual door access
Stunning kitchen with gas cook under bench oven, double sink, walk in pantry, fridge/freezer recess, ample storage and bench space and a handy breakfast bar with side buffet access
Ideal laundry and storage off the kitchen
Sprawling open plan dining and family room
Queen sized beds 2, 3 & 4 all with built in robes
Impeccable 2nd bathroom and separate 2nd wc
Hallway walk in linen storage

OUTDOORS: Impressive private alfresco entertaining area
Mature landscaped gardens with automatic reticulation
Lush Green lawns
Room for a pool
North facing back yard
Double remote garage and generous store room

EXTRAS: Solid Ironbark timber floorboards throughout the main living area
Quality carpets
Ducted evaporative air conditioning
Built by Lifestyle Homes in 2009 on a 600sqm block

SELLER RESERVES THE RIGHT TO ACCEPT AN OFFER PRIOR TO MONDAY 29TH OF JANUARY 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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