

# 46 Caledonia Avenue, Currambine, WA 6028

## Sold House

Thursday, 19 October 2023

46 Caledonia Avenue, Currambine, WA 6028

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 661 m<sup>2</sup>

Type: House



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**\$792,000**

Welcome to your future dream home! This fantastic 4-bedroom, 2-bathroom house is eagerly waiting for its next owner to enjoy the comfort and style it provides. With many appealing features and spacious open living areas, this property is an exceptional opportunity for anyone searching for their perfect family sanctuary. Upon entering, you'll be greeted by the beautiful polished wooden floors that run throughout the entire living space. The layout is thoughtfully designed, with the parents' area positioned at the front and the kids' space at the rear. Connecting these spaces is the heart of the home, showcasing a generously spacious living and dining area with high ceilings, creating an ideal setting for family gatherings.

**Indoor Features:-** Generously sized kitchen with elegant stone benchtops, stainless-steel appliances, and ample storage space.- Four bedrooms, providing plenty of room for your family. Each bedroom includes built-in wardrobes for your storage needs.- An enclosed lounge at the entrance with multi-use purposes can be used as a fifth bedroom, home office or playroom, depending on your needs.- Large master bedroom is filled with natural light and includes a walk-in wardrobe, as well as a beautifully renovated ensuite bathroom with contemporary finishes and subway-style tiling.- Laundry area with convenient access to the outdoor area.- Main bathroom features both a shower and a bath for your comfort and convenience.- Enjoy year-round comfort with ducted air conditioning and ceiling fans, and benefit from a 5kw solar system in place to help you save on energy bills.

**Outdoor Features:-** An elevated outdoor entertainment area beneath a generous patio, perfect for year-round gatherings. The property has lovely green lawns and a cubby house, making it an ideal space for relaxation and play.- For DIY enthusiasts, there's a powered work shed for your creative projects.- Secure double garage with rear access and designated gravel area for your boat or caravan.- 661sqm elevated block- Built 1994

This property isn't just a house; it's a lifestyle. You'll love being within walking distance to Caledonia Park, Iluka District open space, Coles Currumbine, and more. Easy access to major roadways like Burns Beach Road, Moore Drive, Marmion Avenue, and The Mitchell Freeway makes your daily commute a breeze in any direction. Please note that the photos provided were taken approximately a year ago, and it is possible that some changes have occurred since then.

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