

# 46a Rushton Street, Burswood, WA 6100



## House For Sale

Wednesday, 8 November 2023

46a Rushton Street, Burswood, WA 6100

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 506 m2**

**Type: House**



Meryl Carter

## CONTACT MERYL CARTER 0438 444 000

Exquisite, inner city living in this immaculate, contemporary, and sophisticated executive residence which will impress as soon as you enter. No expense has been spared. With a beautiful, tropical outlook from the front entrance into Kingston House includes a tropical garden setting, through to an open plan living, dining, and kitchen area to the outdoor entertaining and pool. All the trimmings have been included in this sumptuous property and is presented to you fully furnished. The chef's kitchen delivers everything you require for a big family or a couple including high-end stainless-steel appliances, including a 5 burner gas cooktop, pantry, dishwasher, large refrigerator, loads of storage and Caesar stone benchtops. Bi-folding wooden and glass doors leading to an impressive alfresco and pool deck with a state-of-the-art BBQ to cook up a treat plus bi folding wooden and glass windows off the kitchen. This entertaining area will take your breath away. There are two eating areas, and one could be converted to a relaxation covered area. Enjoy relaxation and pleasure in the very inviting pool and spa. This two-storey home will suit a large family or a family with an elderly family member with a downstairs guest bedroom and guest bathroom with elegant window treatments and high-quality carpets. Also, downstairs is a fully carpeted, theatre room, fully equipped with a high-end projector and screen and built in cabinetry. Upstairs, the elegant master suite features a spacious walk-in robe and a truly grand ensuite, complete with rain shower head and double basins, and boasts full height tiling. City views can be seen at night through the trees. An additional two expansive bedrooms with built in robes and luxury and another, designer bathroom. This home offers a flow of elegance throughout with vibrant lighting and stunning light fittings and window treatments. Spectacular manicured and reticulated gardens make this an ideal lock and leave property. The parking is remote controlled gated entry with parking for two vehicles and two more vehicles in front of the garage. The house is secure with security cameras and the surrounding walls are 8ft high making the entire property very secure. Features of this impeccable home include: \* Below ground pool and spa. \* 2 outdoor entertaining areas, 1 with BBQ. \* Large living and dining areas. \* Theatre room and a JVC projector and large screen and Denon speakers. \* Contemporary kitchen boasting waterfall Caesar Stone benchtops and island breakfast bar, wall-to-wall gloss cabinetry, glass splashback and integrated European appliances. \* High quality polished porcelain tiles throughout. \* Enormous laundry with heaps of storage and folding room, ceramic basin, and stone countertops. \* Premium quality window treatments throughout. \* Wool carpets throughout. \* Reverse cycle air-conditioning unit. \* Integrated alarm system with CCTV and intercom. \* Security door at entry. \* 20 Solar Panels 7 kilowatts - 2 years old. \* Reticulated bore. \* Concrete structural build. \* Heat pump hot water unit still under warranty. Important Notes \* No road noise \* House \* Year built 2010. \* 506 square metres land size. \* 249 square metres house size. \* Water Rates \$1,586.97. \* Council Rates \$3,412.28. Location \* Close to the Crown Resort and Towers, and minutes to Optus Stadium, this luxury home is positioned in a highly coveted and exclusive Burswood enclave. \* 2 minutes to Graham Farmer Freeway and Great Eastern Highway. \* Perth Airport is only 15 minutes' drive. \* Perth CBD is 5 minutes' drive. \* Schools - St Augustine's School, Trinity College, and Perth Montessori School. Note - The property is available for sale fully furnished. Contact Meryl Carter on 0438 444 000 or email at [meryl.carter@luxuryrealestatesales.com.au](mailto:meryl.carter@luxuryrealestatesales.com.au) for a private inspection. Information Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and rely on their own personal judgment about the information included. Luxury Real Estate Sales and its employees accepts no responsibility for the results of any actions taken, or reliance placed upon this document by a client.