

**48 Horticulture Gardens, Banksia Grove, WA 6031**



**House For Sale**

Friday, 19 January 2024

48 Horticulture Gardens, Banksia Grove, WA 6031

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 493 m2**

**Type: House**



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## High \$600,000's

48 Horticultural Gardens is a modern 4-bedroom quality build by Summit Homes on a 493sqm block, adjacent scenic bushland with walking trails. Boasting generous living areas, a solar heated pool, theatre room and triple car garage, you can tick the whole families wish-list with this functional and stylish residence. Plus, with excellent tenants already in place and very interested to stay-on, this property also offers as ideal opportunity for savvy investors offering excellent rental yields. The master bedroom is a parent's retreat at the front of home, thoughtfully designed with a walk-through robe to the ensuite featuring a double vanity, double shower, and separate toilet. The carpeted theatre room offers a cosy second living area for teenagers to retreat or families to gather for movie nights. Stepping into the main living area you'll be impressed with the proportions of light and space that the open floor plan offers, further enhanced by the neutral tones and LED downlights. Floor to ceiling windows bathe the space with natural light, with a backdrop of greenery from the reticulated lawn. The kitchen is a MasterChef's dream with the breakfast bar offering an expanse of bench space overlooking the lounge and dining area. Stainless-steel appliances include a 900mm electric oven and hot plate, built-in rangehood and convenient 2-drawer dishwasher. There's no shortage of storage with a walk-in pantry and stylish cabinetry above and below. Summer will be a breeze for entertaining with kids splashing in the large saltwater pool and guests relaxing in the undercover paved patio. Plus, you can rest assured that you are making a responsible and sustainable choice without compromise with both a solar heated pool as well as a 6.6kW Solar Panel System for energy efficiency. Here's a detailed overview of the outstanding features:

- Adjacent to scenic bushland with walking trails to the nearby Discovery Park and playground
- Triple-car garage with rear roller-door access to backyard yard from third garage
- Master bedroom with customised his & her WIR's, ensuite with double vanities, glass-framed double shower, and a separate toilet
- Ducted reverse cycle air conditioning throughout the house, complemented by a split A/C system in the master bedroom
- Separate theatre room adjacent entry hallway
- Well-appointed kitchen with stainless steel appliances, including a 900mm electric oven & hot plate, rangehood, 2-drawer dishwasher, and a walk-in pantry
- Open plan and spacious kitchen, family, meals, and games room
- LED downlights, and neutral tones throughout
- 3 generous minor bedrooms in a separate wing with second bathroom and laundry
- A 6.6kW Solar Panel System to save \$\$\$ on bills
- Paved alfresco area overlooking the solar-heated swimming pool with glass fencing
- A generous grassed area offers a perfect area for kids and pets to play
- Motion alarm system features for enhanced security when away from home
- Auto Reticulation system in both front and back gardens

This remarkable home offers a truly exceptional living experience. Don't miss this opportunity. Call Matt today to register your interest to view and discover your new personal paradise, before it's too late!