

48A Alexandra Place, Bentley, WA 6102



Sold House

Wednesday, 11 October 2023

48A Alexandra Place, Bentley, WA 6102

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 468 m2

Type: House



Edward Lim

0894737777

\$825,000

Proudly Presented by Edward Lim Step into a realm of architectural wonder! This isn't just a house; it's a masterpiece, custom-crafted by the local reputable builders at Plunkett Homes. It's as if it's brand new, with top-tier quality oozing from every corner. A single-story dream, this abode boasts 4 bedrooms, 2 bathrooms, a powder room, and even a theatre room, all sprawled out on a generous 468m² rear block (effective block size) plus 100m² of common driveway that takes centre stage in the neighbourhood. As you enter through the front door, you'll be greeted by an impressive entrance hall adorned with lofty ceilings and top-notch porcelain tile flooring that spans the entire space. Right by the entrance, there's a roomy study room that's currently moonlighting as a spa facial room. This is where innovation meets inspiration, a perfect spot for your home office dreams to flourish! The spacious open-plan living, dining, and family area is designed to impress, with direct access to the trendy alfresco area. And let's not forget the home theatre, perfect for those epic family movie nights where you grab your popcorn and huddle up with your clan to enjoy old classics or the latest blockbusters. There's even a powder room for your guests. A massive glass slider opens to a sunny undercover alfresco area, bathing the area in natural light. This space seamlessly connects to the low-maintenance outdoor entertaining space. It's fully fenced, boasts artificial lawn, and is ready for fun, whether you have kids, pets, or friends over. The open-plan kitchen is the heart of the home. It features 30mm Essastone benchtops, an undermount sink, modern SMEG appliances including rangehood, gas cooktop, and electric oven, all complemented by heaps of cupboard space. It's clear that no expense was spared in creating this entertainer's dream. Cooking up a storm or entertaining friends, this kitchen can handle it all. Venture to the rear, and you'll discover a butler's pantry, making food prep a breeze without messing up the main kitchen. The laundry is equally impressive with wooden-looking cabinetry, ample storage (including overhead cupboards), modern neutral splashbacks, and more stone benchtops. The accommodation wing offers a spacious master bedroom with a huge luxurious walk-in robe and ensuite bathroom with a shower and a built-in toilet. Three more good-sized bedrooms, all with built-in robes, ensures there's room for everyone. A second bathroom, complete with a tub, separate shower, and a built-in toilet, caters to the needs of bedrooms 2, 3, and 4. Stay comfortable year-round with the ducted evaporative air conditioning system throughout. Parking is a breeze too, with double lock-up garages and at least two additional open-space parking spots in a secure gated area. Location-wise, it's a stone's throw away from everything you need, from a greengrocer to a medical centre, public transport to your favourite Woolies & Spudshed (open 24/7!). The popular Westfield Carousel is just around the corner, and you get direct access to Perth CBD and the Stadium via buses running along Albany Highway! This location is a dream come true! Here's what we LOVE about this home... * Built Year: 2020, Build Up Area: app. 250m², Block Size: 468m² + Common Driveway: 100m² * Still within 25 years structural builder's warranty * Location, location, location! Live the fantastic lifestyle you've always dreamed of! * 4 bedrooms, 2 bathrooms, 1 study, 1 powder & 1 theatre | Space for everyone & more! * Privacy at its finest! Shh... * Convenience galore! Everything you need is right at your fingertips! * Double brick throughout * Smart design with specific window placement resulting in app. 5-10deg cooler in summer * Open-plan kitchen, dining & living area | Perfect for creating memories with loved ones! * 300mm recessed ceiling in both living and dining area * Kitchen dropped bulkhead * Recessed seal in kitchen to alfresco and living area * 30mm Essastone benchtop throughout * Enjoy the convenience of a Butler's pantry * Pre-installed electric conduit run in theatre (for sound system), living area (TV mount area) * Spacious undercover alfresco area (app. 24m²) with motorised outdoor blinds * Added security with outdoor CCTV cameras * Harness the Power of Solar Panels | 5kW * Welcome Home with an automatic front gate * High quality fittings throughout with Dorf Enix toilet roll holders, towel rails, towel rings & even scullery sink mixer * NBN Ready, so you can stay connected in the digital world * Wifi extender ready with extra point in roof space * Double lock up garage with ample storage space for all your treasures! * Shopper's entrance for added convenience! * Easy access to nearby public transport | Getting around has never been easier! * Low Maintenance | More time for fun, less time for chores! * Perfect Lock & Leave | Enjoy peace of mind when you're away! * Estimated Rental \$760 - \$780/week | An Excellent rental return on Investment Outgoings: * Council Rates: app. \$2,044.62 (FY 2023-2024) * Water Rates: app. \$1,407.65 (FY 2022-2023) Some things are so extraordinary that words can't do them justice, you have to see it to believe it. As they always say, Dreams Do Come True! For more details or to schedule a viewing, reach out to listing agent, Edward Lim on 0408 929 655. Your happily ever after awaits. ** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.**