

**49 Turquoise Boulevard, Treeby, WA 6164**

**House For Sale**

Thursday, 30 May 2024



49 Turquoise Boulevard, Treeby, WA 6164

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 357 m2**

**Type: House**



Luke Dawson

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## Offers Over \$779,000

Nestled in the vibrant Calleya Estate, this enticing 2022 built residence is awaiting its lucky new owner. Discover the perfect lock-and-leave lifestyle in this modern home, which is ideal for downsizers, investors, and busy professionals alike. Step inside and be captivated by the clever design selections including 30 course ceilings throughout, energy saving LED downlights and modern fixtures with on trend black accents. The home features three bedrooms, two elegant bathrooms and an open-plan living area, all thoughtfully designed to maximize space and comfort. Step outside to a pristine, low-maintenance backyard that provides a tranquil retreat with a substantial modern alfresco, built-in garden seating and lush gardens set in limestone planter boxes. Finished off with modern aggregate concrete and quality artificial turf, the backyard also features rare side access from the rear laneway, perfect for extra vehicle parking, a trailer, small boat, or caravan.

**Property Features:-** Master bedroom with walk in robe - Ensuite complete with shower, vanity and toilet - Minor bedrooms are single sized with double built in robes- Main bathroom including shower, vanity and toilet- Elegant kitchen with ample storage and 900mm stainless steel appliances- The kitchen also offers a double fridge recess, dishwasher and pantry - Open plan meals and family room adjacent to the kitchen- Back yard including artificial lawn and established gardens - Paved alfresco area flowing out from the open plan living- Quality fixtures and fittings throughout- Double lock up garage - Additional access for parking via double gates - Ducted reverse cycle air conditioning- Instant gas hot water system- Quality 2022 built home with modern finishes- 30 course ceilings throughout - Low maintenance 357sqm block

Surrounded by various parks, ovals and within close proximity to all amenities, you will never be too far away from the action. Approximate Distances to:- 260m to Local Shopping Centre including IGA and Mooba Café - 350m to Treeby Primary School & Community Centre- 2.3km to Cockburn Central Train Station - easy access via 523 bus route- 2.7km to Cockburn Gateway Shopping City including restaurants and cafes - 3.5km to Piara Waters Senior High School- 24km to Perth CBD with easy access to freeway entries

**Disclaimer:** Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.