

# 5 Shannon Court, Beechboro, WA 6063



## House For Sale

Friday, 3 May 2024

5 Shannon Court, Beechboro, WA 6063

Bedrooms: 6

Bathrooms: 2

Parkings: 1

Area: 720 m2

Type: House



Hakim Mousavi  
0408891091

## House Plus Granny Flat!

Fixed Date Sale 14 May 2024 UNLESS SOLD PRIOR

Hakim - "Mr Property" - is proud to present to you 5 Shannon Court, Beechboro. This impressive offering of a fully-renovated 3 bedroom plus study, 1 bathroom family home is complemented by a self-contained 2 bed 1 bath plus study "granny flat" with its own separate entrance and the potential for either multi-generational living or Airbnb, short-stay accommodation or rental income returns. A spacious open-plan family, dining and kitchen area is where most of your casual time will be spent within the main house - also boasting split-system air-conditioning, a ceiling fan, double sinks, a water-filter tap, a gas cooktop, an under-bench oven, generous storage and more. Doubling personal living options at the front of the residence is a carpeted lounge room, whilst the private backyard is ideal for both kids and pets - also playing host to a garden shed and a covered outdoor patio-entertaining area. The separate 2x1 "granny flat" has its own carport and a lovely entry courtyard, as well as a study and laundry setup. There is a gas bayonet and split-system air-conditioning too, including within a welcoming open-plan living, meals and kitchen area where sleek white cabinetry and bench tops are accompanied by double sinks, a water-filter tap, a stainless-steel range hood, a gas cooktop, an under-bench oven and a modern white dishwasher. A tranquil cul-de-sac location is simply an added bonus to everything else - this unique abode nestled just footsteps away from the splendid lakeside Sacramento Park. Beechboro Primary School and Altone Park Shopping Centre are both nearby, with only a matter of minutes separating your front doorstep from the heart of our picturesque Swan Valley. The spectacular Whiteman Park, the Galleria Shopping Centre and the old Guildford town centre are also in very close proximity. The new bus depot and future Morley Train Station on Benara Road are also just a stone's throw away as part of the Bayswater-Ellenbrook link, whilst the likes of Kiara College, other outstanding shopping facilities, the Swan Active Beechboro leisure centre and even the Altone Park Golf Course are all no less than a few minutes' transit via either car or foot. This special property is the definition of living convenience. Call Hakim today on 0408 891 091 to organise a viewing!

Features include, but are not limited to:

- Fully-renovated 4x1 street-front home
- 2018-built 2x1 rear "granny flat" with a study, mirrored BIR's and tiled flooring
- Tiled flooring throughout both dwellings
- Open-plan family/dining/kitchen area
- Separate front lounge room
- Mirrored BIR's in the main house bedrooms also
- Fully-tiled main house bathroom with a shower, vanity and toilet
- Separate laundry
- Built-in hallway linen storage
- Patio entertaining
- Private backyard area
- Solar-power panels
- Split-system air-conditioning
- Ceiling fans
- Security doors and screens
- Gas storage and instantaneous hot-water system
- Bore reticulation
- Large single dome carport
- Single lock-up carport - with a roller door
- Spacious 720sqm (approx.) block

Location highlights:

- 150m (approx.) away from Sacramento Park
- 650m (approx.) away from Altone Park Shopping Centre
- 1.1km (approx.) away from Beechboro Primary School
- 13.8km (approx.) away from the Perth CBD