

# 50 McLaren Avenue, Beeliar, WA 6164

## House For Sale

Tuesday, 21 May 2024



50 McLaren Avenue, Beeliar, WA 6164

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Gemma Bowen

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## Offers Over \$859,000

This stunning, quality property offers everything you have been dreaming of in your next home. Packed full of features and with upgraded high-end fittings and fixtures, this property is sure to impress! Upon arrival, you are greeted by the home's striking modern rendered façade with excellent street appeal. Exposed aggregate driveway & an additional aggregate parking area for 2 cars. High quality artificial lawn to keep the property always looking incredible and the section in front of the additional parking area has road base underneath so it can be parked on also. You are welcomed into the home by the raised portico and through the double doors into a wide entry foyer. At the front of the home is the large theatre room with recessed ceiling & plantation shutters. The king-sized master suite which feels like you are living in a 5-star hotel! Featuring plantation shutters, a fully fitted walk in robe, ceiling fan & open ensuite with large spa bath, double vanity with Caesarstone top, above counter sinks & separate wc. The double garage has a storage area & internal access into the foyer. The vast open living area is the heart of the home & flooded with natural light. Features high ceilings, plantation shutters, luxury vinyl flooring. The stunning kitchen boasts a large island with Caesarstone benchtops, waterfall ends, breakfast bar, stylish pendant lights, walk-in pantry, custom made overhead cabinets to the ceiling, smoked mirror splashback, plumbed in fridge recess, stainless steel 900mm oven, 5 burner cooktop & a brand-new black dishwasher. The large alfresco area with ceiling fan can be fully enclosed with the outdoor blinds for year-round use. There is also a gorgeous below ground pool with frameless glass pool fencing, composite decking, a spacious backyard area with large shade sail, all paved with beautiful Stormstone pavers. The side access gates open to this area, which could be grassed if you prefer. There is also a small garden shed. In the children's wing of the home, there are 3 double bedrooms all with brand-new carpet, ceiling fans, block out roller blinds & built-in robes, & an activity room that could have a variety of uses. The main bathroom has a bath, shower & Caesarstone vanity. The laundry offers overhead cupboards, bench, sink, walk in linen cupboard & a separate WC. Some of the many other features include ducted reverse cycle air conditioning (installed in 2022), a 6.24kw solar system with 15 panels, 31 course ceilings throughout, intelligent homes smart wiring, indoor/outdoor speakers, LED downlights throughout, luxury vinyl flooring to living areas & master with new carpet in minor bedrooms. Conveniently located close to local Beeliar shops including IGA & café, Beeliar Primary & South Coogee Primary, daycare centre, medical facilities as well as Coles, Aldi, the Cockburn Bowling Club, The Vale Bar & Bistro, restaurants & café's. Just a short drive to the freeway & train station in one direction or the beach & Fremantle in the other. This large, luxurious property is bound to tick all your boxes. Ensure you are at the first home open to not miss your opportunity to make this your new home. FEATURES:

- 515m<sup>2</sup> block
- Side access, double opening gates approx 4 metres wide
- Artificial lawn to front yard and low maintenance gardens
- Road base under parking section of artificial lawn
- Exposed aggregate driveway and additional aggregate parking area for 2 cars (approx 5 x 4.5m)
- Modern rendered façade with portico, double door entry (with privacy tint) and feature garage door
- Theatre room with recessed ceiling, tinted windows and plantation shutters
- Master suite with plantation shutters, fan, large fitted walk in robe and open ensuite
- Ensuite with corner spa, double vanity with Caesarstone benchtops and separate wc
- Double garage with storage area and internal access
- 31c High ceilings throughout
- Wide entrance foyer
- Vast open plan living area with plantation shutters
- Kitchen with Caesarstone benchtops, designer overhead cupboards, walk in pantry, large island with breakfast bar, feature pendant lighting, 900mm stainless steel oven and 5 burner gas cooktop, dishwasher, plumbed in double fridge recess and smoked mirror splashback
- 3 double minor bedrooms with new carpet, ceiling fans & built in robes
- Main bathroom with bath, shower & Caesarstone vanity
- Laundry with bench, overhead cupboards, sink, walk in linen
- Separate wc
- Activity room in children's wing
- Large alfresco area with ceiling fan & fully enclosable outdoor blinds on tracks
- Luxury vinyl flooring throughout master & living areas - installed 2022
- Ducted reverse cycle air conditioning - installed 2022
- 2 gas points
- 6.24kw Solar system with 15 panels
- Intelligent homes smart wiring
- Indoor / outdoor speakers
- LED downlights throughout
- Skirting boards
- Gas hot water system - installed 2024
- Below ground pool with frameless glass pool fencing, Stormstone border & composite decking
- New pool equipment enclosure
- Large outdoor shade sail
- Low maintenance Stormstone pavers to backyard
- Privacy fence extensions in backyard
- Small garden shed
- Built by Celebration Homes in 2014 with many upgrades since
- Total house size 270.08m<sup>2</sup>

THINKING OF SELLING? Contact your Beeliar Specialist - Gemma Bowen to find out what your home is worth in the current HOT market!  
gemma@nextvisionrealestate.com.au or 0410 721 110.