

52 Sunstone Boulevard, Treeby, WA 6164



House For Sale

Saturday, 9 March 2024

52 Sunstone Boulevard, Treeby, WA 6164

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 375 m2

Type: House



Richard Stacey
0863243601

From \$720,000

Perfectly located and perfectly presented home set in the family friendly Calleya Estate. Step inside this exquisite modern home. Upon entry, to your left, you'll find a lavish master bedroom boasting an indulgent walk-in robe and a sleek ensuite bathroom. Continue down the hallway to the heart of the home, lies the expansive open-plan kitchen and living area. The chic kitchen boasts an island breakfast bar, ample storage space, dishwasher and fridge recess, 5 ring gas cooktop, double oven and pantry. From the kitchen discover a spacious study nook and a separate theatre room, perfect for memorable family movie nights. Step through the sliding glass door from the living area, entertaining will be a breeze with the large alfresco under the main roof all surrounded by manicured landscaped gardens and easy care AstroTurf. Venture further to explore the generously sized minor bedrooms, each featuring built-in mirrored wardrobes. Convenience is key with a family bathroom nestled between the minor bedrooms. Experience luxury living at its finest in this remarkable residence. Property Highlights: • Modern home built in 2016 • Air conditioning • Double oven and 5 ring gas hob • Low maintenance lawns • Study nook • Separate theatre room • Prime location • Double remote garage For investors, seize this opportunity: currently leased with a secure tenancy agreement in place until 21/05/2024, achieving a rental income of \$640.00 per week. With a future potential rental increase, projected between \$700.00 - \$750.00 per week, contingent upon prevailing market conditions. Disclaimer: Please ensure you check the property is in the catchment area for local schools. It is important to note that the photos included in this marketing material are for illustrational purposes only. Whilst every care has been taken in the preparation of the information contained in this marketing, please be aware that Peak Central will not be held liable for any errors in typing or information. Please understand that all information contained in this marketing is considered correct at the time of printing. However, we cannot guarantee that the information will be accurate or up-to-date at the time of viewing or use. Therefore, we recommend that you exercise due diligence when reviewing this material before making any decisions based on the information.