

**54 Aachen Crescent, Gwelup, WA 6018**



**House For Sale**

Saturday, 13 April 2024

54 Aachen Crescent, Gwelup, WA 6018

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 302 m2**

**Type: House**



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## ALL OFFERS BY 25TH APRIL (unless sold prior)

The definition of quality modern low-maintenance living awaits you here from within the walls of this stunning 4 bedroom 2 bathroom two-storey residence that is sleek and stylish, yet very easy to enjoy. Nestled amidst other impeccable homes, this exquisite haven boasts a carpeted front theatre room downstairs, comprising of a recessed ceiling and a custom television recess with built-in media storage. A striking glass door shuts off the under-stair-storage area - or wine cellar - from the passageway, with floor-to-ceiling tiling gracing both the powder room and laundry, with the latter also playing host to a stone bench top, over-head and under-bench storage options, a full-height triple-sliding-door linen cupboard and external/side access for drying. An immaculately-tiled open-plan family, dining and kitchen area is where most of your casual time will be spent and is made up of sparkling stone bench tops, mirrored splashbacks, a breakfast bar for quick bites, double sinks, stylish pendant light fittings, a large walk-in pantry-come-scullyery, bi-fold servery windows extending to the rear alfresco, a stainless-steel Bosch dishwasher, an integrated range hood, a Neff five-burner gas cooktop and a multi-oven and warmer combination of the same brand. Bi-fold doors seamlessly extend entertaining from the main living space and out to the fantastic lined alfresco itself, complete with a ceiling fan, integrated audio speakers, decked seating, a built-in mains-gas barbecue and remote-controlled Ziptrak café blinds for full enclosure and protection from the elements. Upstairs, a versatile retreat area comprises of a built-in stone study nook - or two-person workstation - with splendid tree-lined views that can also be absorbed from out on the lined front balcony, off here. The huge carpeted master suite is the obvious pick of the bedrooms and also benefits from balcony access, as well as its own pleasant leafy aspect to wake up to - plus a massive walk-in dressing room (fitted out and featuring four doors of full-height mirrored built-in robes) leading into a sumptuous fully-tiled ensuite bathroom with a walk-in rain shower, heat lamps, twin "his and hers" stone vanities and a separate fully-tiled toilet for good measure. The large second, third and fourth bedrooms up here all have full-height mirrored built-in robes and white plantation window shutters, whilst serviced by a full-height four-door sliding linen press, a separate fully-tiled toilet and a sublime fully-tiled main family bathroom with a rain shower, separate bathtub, stone vanity and heat lamps. Completing this terrific package is an over-sized remote-controlled double lock-up garage with a storage area, internal shopper's entry and remote roller-door access to the back of the property for convenience. The suburb's enchanted "Secret Garden" is situated within leisurely walking distance, as are bus stops, picturesque lakeside parklands and fantastic playgrounds for the kids to let their imaginations run wild in. The likes of the prestigious Lake Karrinyup Country Club, Carine Senior High School, Primewest Gwelup Shopping Centre, Lake Gwelup Primary School and beautiful Lake Gwelup itself are all just around the corner, as well. Throw in a very handy proximity to other top schools, the multi-million-dollar Karrinyup Shopping Centre revamp, the Hamersley Public Golf Course regeneration, the freeway, Stirling Train Station and glorious beaches - including the new-look Scarborough Beach esplanade - and you have yourself a location to be proud of. Now this is what you call impressive! Other features include, but are not limited to;

- Entry deck
- Gleaming wooden floorboards upstairs
- Ducted reverse-cycle air-conditioning
- CCTV security cameras
- Security-alarm system
- A/V intercom system
- Feature stepped "trio" ceiling cornices
- Tall feature skirting boards
- Profiled internal doors throughout
- Outdoor power points
- Instantaneous gas hot-water system
- Reticulation
- Easy-care gardens and artificial front turf on a 302sqm (approx.) block
- Side access
- Built in 2016 (approx.)

Disclaimer: This information is provided for general information and marketing purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries. Property is being sold as is. The seller reserves the right to accept an offer at anytime without giving notice.