

**59 Embleton Avenue, Embleton, WA 6062**

BEAUCOTT PROPERTY

**House For Sale**

Wednesday, 17 April 2024

59 Embleton Avenue, Embleton, WA 6062

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 728 m2**

**Type: House**



Aaron Storey  
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## Offers in the high \$700,000's

This charming renovated three-bedroom home sits on a 728sqm duplex block offering the potential to retain and divide. A beautiful home offering the perfect blend of modern convenience and spacious outdoor living. Nestled behind the thick green hedge which gives plenty of privacy, this home offers the perfect opportunity to enjoy the large block or for investors to take advantage to divide and reap the benefits. Secure keypad door entry at the front entrance, step inside and discover solid jarrah timber floorboards, creating a cozy and welcoming atmosphere. Beautifully renovated kitchen and open plan living. Down the hallway you will discover three ample sized bedrooms all with wardrobes. The recently renovated bathroom boasts contemporary fixtures and fittings. Host gatherings effortlessly with a brand new insulated patio for outdoor entertaining. Relax and unwind in the beautifully manicured gardens with full reticulation, established fruit trees, and a vegetable garden, creating a tranquil retreat right in your backyard. Features include: • Keypad entry front and rear • Evaporative air conditioning throughout • Split air conditioning unit in lounge and kitchen area • Stunning timber floorboards • Beautifully renovated kitchen with stainless steel appliances • Big central breakfast bar and bench, stone benchtops throughout, (suede finish in laundry) • Big trough sinks in kitchen and laundry • Free standing stove with 5 gas burner, rangehood and dishwasher • Microwave nook under bench • Plenty of storage cupboards including under breakfast bench • Tiled splashback • White wooden blinds throughout • Security doors on front and rear doors • LED downlights throughout with dimmers in all rooms • Hard wired sound system • Barn door separating kitchen to laundry • Brand new insulated rear and side patio • Clearguard security film on all windows • Beautifully manicured reticulated front and rear gardens • Solar hot water system with booster • Gas point in loungeroom • Deep sewerage connection • NBN fibre to premises available • 3.6m side access This property has been owned by the same family since construction in 1971, you will see how its been loved and cared for and is a beautiful haven to call home. Whether you choose to live in and enjoy the spacious living areas and backyard oasis or explore the potential to retain and divide the block, the possibilities are endless with this home. Come and see for yourself, a truly beautiful home with all the creature comforts and a rare opportunity to own a piece of paradise. Call Aaron on 0417 931 604 or Emma on 0412 499 568 for more details.