

**61A Catherine Street, Bedford, WA 6052**

**House For Sale**

Monday, 20 May 2024

**Hagen&Co**  
REAL ESTATE

61A Catherine Street, Bedford, WA 6052

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 364 m2**

**Type: House**



Benjamin Courtis  
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Gail Courtis  
0418918955

**From \$1,219,000**

Rare as hens teeth! Location, layout and presentation - One lucky buyer will HAVE IT ALL with this superb opportunity to secure your luxurious new home in an excellent location. Quietly tucked away from the hustle and bustle whilst overlooking the lovely Browns Lake Reserve. Moments from Galleria Shopping Centre, restaurants, cafes, schools including Chisholm Catholic College, St Peter's Primary School, Inglewood Primary School and Hillcrest Primary School. For the avid sportsperson there is Mount Lawley Golf Course, Embleton Golf Course, the local lawn bowls club and footy club. With a strong roadside presence and a stunning façade, this really sets the standard as you make your way into this executive family home. THE LOWER LEVEL Amazing open plan living with 32 course ceilings, the kitchen overlooking the rear gardens and entertainment area - great for family's with kids. Kitchen inclusions - stone benchtops, top of the line Smeg appliances, ample storage and breakfast bar, great for enjoying a morning coffee or glass of wine with friends. Open plan dining and lounge area connect the kitchen to the outdoor alfresco area including lawns and gardens. Stunning north facing windows/doors flood the home with light, the high ceilings and a modern interior combine to create the ultimate home for entertaining guests all year round and indulging in the finer things in life! Expansive master bedroom located on the ground floor, includes built in robes, en suite with his and hers vanity, shower and separate toilet. North facing study with built in desks and plenty of overhead storage. Secure rear gardens and lawns, great for a bit of backyard cricket or keeping an eye on the kids from the open plan living. An added bonus of being low maintenance! UPPER LEVEL Expansive second living area/games room/ place to work from home with a view! A brilliant design with generous windows overlooking the stunning reserve, they provide a fantastic place to sit back and relax. Mornings can be enjoyed with a coffee as the room floods with natural light! Bedrooms three and four are both located on the upper level, both generous with space for a queen sized bed and built in robes. The main bathroom provides services for both rooms along with a separate toilet. The option is there should you wish to use one as an upper level master bedroom. I can say from the bottom of my heart it is not often that a home of this calibre in such a superb location comes along, if you desire quality then this home is for you. Opportunities like this do not last. Other features:- Garage with shoppers entry, extra height door (great for 4wd's) + plenty of storage space- Open parking in front of the garage with space for multiple cars, boat, caravan, trailers, work vehicles- Ducted air conditioning throughout- Alarm system- Security cameras- Quality Smeg appliances- Separate laundry with plenty of storage and stone benchtops.\*\* NOTE: The shed at the rear of the property is no longer at the premises and not included in the sale To view this home please contact Benjamin Curtis on 0407 474 718 or Gail Curtis on 0418 918 955.