

# 63 Burleigh Drive, Burns Beach, WA 6028

## House For Sale

Monday, 15 April 2024

63 Burleigh Drive, Burns Beach, WA 6028

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 501 m<sup>2</sup>

Type: House



Bridget Donnelly

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## ALL OFFERS BY WEDNESDAY 15TH MAY

Nestled opposite a spectacular bushland backdrop and sitting just minutes away from our pristine Western Australian coastline, "The Amalfi" is a multi-award-winning 3 bedroom 2 bathroom display home by award-winning builder Domination Homes and is sleek, elegant and visionary in design – the perfect private oasis, in fact. A modern contemporary elevation meets both custom quality and a functional and flexible floor plan here, with the potential of converting either the upstairs activity room or downstairs home office into a fourth bedroom a distinct possibility in the very near future, depending on what your personal needs may be. For now though, the absolute best in craftsmanship is showcased from within these very walls, with stone, glass, timber and steel merging effortlessly into a timeless ode to coastal calm and serenity. Downstairs and beyond a stunning façade and wide feature entry door lies the tiled home office off the foyer – adjacent to a carpeted theatre room that is the ideal hangout for lounging around with your favourite movie or television show on in the background. A spacious open-plan living, dining and kitchen area is also impeccably tiled and absolutely oozes class through its striking recessed ceiling (living zone), custom floating cabinetry, sparkling stone bench tops, a breakfast bar for casual meals, soft-closing drawers, a single Blanco sink, a five-burner Blanco gas cooktop, double ovens of the same brand and a large connecting scullery with a generous walk-in pantry, more sleek stone counter tops, appliance and microwave nooks, double Blanco sinks and an integrated Blanco dishwasher for good measure. At the rear and off the dining space, you will discover the alfresco-entertaining setup of your dreams, overlooking a private backyard with dual putting greens and a half-basketball court with a hoop for not only the kids to have fun with, but adults too. A future swimming pool definitely wouldn't look out of place here either, that's for sure. Follow the metal-spine timber-tread staircase up to the sleeping quarters, where a commodious sitting room is carpeted and acts as the perfect getaway from the busy parts of the house, opening out on to a lovely north-facing front balcony with splendid bush views to absorb. It also works well as a parents' relaxation room, next to an enormous master retreat that is carpeted like the other bedrooms and boasts its own pleasant northern bushland aspect, a fitted "his and hers" walk-in wardrobe and a sumptuous fully-tiled ensuite bathroom with engineered stone twin vanities, a stone make-up nook, a walk-in rain/hose shower and a separate toilet. Servicing the spare bedrooms is the aforementioned carpeted activity room that enjoys ocean glimpses and full-height double mirrored-sliding-door linen storage. It also splits the second and third bedrooms that are both large in size and have full-height built-in robes. A separate third toilet and a classy main family bathroom – with a shower, separate bathtub and a stone vanity – finish things off very nicely indeed. A prime "Burns Beach Estate" position allows you and your loved ones to stroll to a host of bus stops and a plethora of picturesque local parklands, with the sprawling Burns Beach Foreshore Lookout, the popular Sistas Burns Beach Café & Restaurant, the surf and sand at glorious Burns Beach itself and Burns Beach Primary School all just a matter of minutes away from your front doorstep. Don't forget about the likes of outstanding community sporting facilities, shopping and entertainment at Currambine Central, the new Iluka Plaza shopping precinct, other top schools, the freeway, Currambine Train Station and world-class golf at Joondalup Resort – all in very close proximity, as well. From every single angle, "The Amalfi" exemplifies luxurious lifestyle living at its very finest – and you could be the first to experience it all for yourself! Other features include, but are not limited to; • Tiled entry foyer • Recessed ceiling in the theatre room downstairs • Well-appointed ground-floor laundry with a stone bench top, a full-height mirrored double sliding-door linen/broom cupboard and external/side access for drying • Downstairs powder room with a stone vanity • Extra-high ceilings • Solar-power panels • Ducted reverse-cycle air-conditioning – with feature linear grills and MyPlace zoning controls • Multiple internal and external CCTV security cameras • Security-alarm system • Feature LED down lights • Feature ceiling cornices • Feature skirting boards • Instantaneous gas hot-water system • Remote-controlled double lock-up garage with a wide shopper's access into the entry foyer, as well as internal shopper's entry via the scullery • Side access • Vibrant foliage and low-maintenance reticulated gardens, framing the home • Easy-care 501sqm (approx.) block with front and rear artificial turf

THE SELLER RESERVES THE RIGHT TO ACCEPT AN OFFER PRIOR TO WEDNESDAY 15TH MAY. FOR FURTHER INFORMATION ON THIS PROPERTY CALL BRIDGET 0438 915 406

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