

# 7 Bee Eater Link, Beeliar, WA 6164



## Sold House

Tuesday, 3 October 2023

7 Bee Eater Link, Beeliar, WA 6164

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 375 m2

Type: House



Geoff Beard  
0893547773

## Contact agent

Welcome to 7 Bee Eater Link Beeliar! It is a privilege to present this spacious three-bedroom, two-bathroom home to the local market. Located in the award-winning Meve estate, it is perfectly positioned, in a quiet street, a short stroll to the local shops and parklands. The house offers a great layout with extra generous bedroom sizes and a modern living area that you can overlook from the well-appointed kitchen. A large dining and living area flows directly to the outside alfresco dining area. Also included is a separate lounge/theatre room, double garage with direct entry to the house, modern bathrooms and a large laundry. The property is generally in good condition but is starting to show some wear and tear and is due for painting throughout plus some carpet replacements in the bedrooms. Built in 2009 and currently leased at \$480 p.w until 6th December 2023. PROPERTY FEATURES: • Kitchen has a large centre bench and overhead cupboards and is complete with 120cm gas cooktops, electric oven and range hood, plus double stainless steel sink and recess for dishwasher. • Ducted evaporative air conditioning. • Security alarm. • Gas storage HWS. • Double carport with automatic door and direct entry into the house. • Private alfresco entertaining area. • Extra-large bedrooms all with built-in robes. • Plenty of storage room throughout. • Modern decor throughout. EXTRA DETAILS: • Built in 2009 • Block Size: 375sqm • Living: Approx. 166sqm • Council Rates: Approx. \$1840 p/a • Water Rates: Approx. \$1172 p/a Close to Beeliar Primary School, a short stroll to local shops and sporting grounds, a 5-minute drive approx. to Gateway Shopping Centre and Cockburn Train Station and approx. 12 minutes away from magnificent beaches at Cockburn Sound. This property will tick the boxes for many people and is sure to sell quickly, so for your chance to view look out for the next home open or contact exclusive LJ Hooker Sales Consultant, Geoff Beard on 0413 444 090.