

7 Lugano Edge, Binningup, WA 6233

Sold House

Friday, 1 September 2023



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Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 548 m2

Type: House



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Contact agent

If it's a low maintenance lifestyle you are after, come and check out this lovely home in Lugano Edge which has been cleverly designed so that instead of mowing lawns, you have more time to enjoy the beach! The home has been strategically placed on the block so that it overlooks the parkland at the front of the property – the perfect place for a game of cricket or for the little ones to ride their bikes & scooters on the pathway that meanders through Lakewood Shores. Enter through the double front doors into a spacious tiled foyer. A set of timber French doors on the left-hand side separates the adult zone from the rest of the home. A formal lounge provides the perfect escape from the rest of the family, with solid timber floors and extra-large windows that flood the area with natural light and provide a nice outlook over the parkland to the trees. The master suite is spacious and has its own RC air conditioner. The ensuite has a large vanity, fully screened shower, separate toilet, and a walk-in robe. Nearby is a large study, complete with timber floors, perfect for those that like to work from home. Alternatively if you are using the home as a holiday house, there is plenty of space for this to be a 5th bedroom. The open planned living area provides a lovely space for relaxed family living. The high cathedral ceilings with exposed timber beams add to the sense of space & country feel of the home. There is room for both a substantial dining suite and lounge suite. Double timber doors with Crimsafe flyscreens lead to the outdoor entertaining area. A reverse cycle air conditioner cools/heats this area of the home. A central workbench is the focus of the kitchen – providing a great option for casual dining or so that the cook can converse with the rest of the family in the living area. There are plenty of storage options with built-in cupboards, drawers, shelving and a generous pantry. A gas cooktop, electric oven & dishwasher make catering for a crowd a breeze. The use of zincalume as a feature and bright tiles make this an enjoyable place to prepare family meals. A door leads to the children/guest wing at the other end of the home. Here you will find 3 good sized bedrooms all with their own RC air conditioners. A central activity area provides a great space for a study zone for teenagers or toy room for smaller children. The family bathroom is finished with sea blue and crisp white tiles, with a bath, vanity & shower. The laundry is close by and has plenty of space for washing machine & dryer, double linen press and has a separate toilet. Outside you will find a lovely gabled patio that runs along the back of the house, finished with liquid limestone concrete. The single garage also has a roller door at the rear which opens onto the alfresco. A built-in BBQ occupies one corner of the yard and can be fired up for outdoor entertaining. Retained garden beds provide plenty of potential for those with a green thumb to create their garden oasis. There is also a good-sized garden shed. The fully enclosed yard makes this a safe property for young children to play out the back. A wide verandah runs along the front of the home, providing the perfect place to sit and enjoy an evening drink while you watch the kids play out the front. The property is also ideally suited to those that want to lead a low maintenance lifestyle by the beach. Currently rented at \$650 per week until November 2023, with a rental yield of approx 6.4%! Come and live the relaxed lifestyle that Binningup has to offer – only 90 minutes south of Perth and 30 minutes north of Bunbury. Inspection by Appointment.