

**7 Spitfire Avenue, Burns Beach, WA 6028**



**House For Sale**

Friday, 19 April 2024

7 Spitfire Avenue, Burns Beach, WA 6028

**Bedrooms: 4**

**Bathrooms: 2**

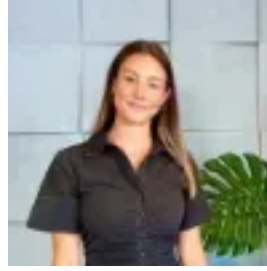
**Parkings: 2**

**Area: 601 m2**

**Type: House**



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## ALL OFFERS BY MON 6TH MAY

Nestled in the vibrant heart of Burns Beach, this stunning residence encapsulates the allure of coastal living and offers a luxurious blend of both private comfort and entertaining style. The seamless integration of indoor and outdoor spaces, highlighted by the enclosed alfresco with bar area and coupled with an upstairs lounge that opens to a balcony with sweeping ocean views, make it an ideal retreat for both intimate gatherings and grand celebrations. The hub of the home boasts a spacious four bedroom layout with two bathrooms, a dedicated home office, a private theatre and a heated pool for year round comfort - all this within a stroll from serene parklands and the pristine beachfront. This home definitely has it all so be sure to view with Team Utley!

**FEATURES:** A welcoming east facing portico entrance with a double front door leads to an elegant foyer. Spacious home office with a peaceful front garden outlook. Cinema like home theatre room with feature ceilings, built-in surround sound, rear projector and screen to remain with the sale. Sprawling open plan family living area. Banquet sized dining room with a glorious poolside outlook. Luxuriously appointed kitchen with stone benchtops, quality appliances, pantry cupboard, breakfast bar and bifold windows creating a servery to the alfresco. Huge laundry with loads of storage and easy access to the drying court. Separate powder room.

**UPSTAIRS:** Wide 1200 mm carpeted staircase with a magnificent north facing arch window which floods natural sunlight into the stairwell. Generous landing. Queen size bedrooms 2 & 3 both with sliding door robes. Queen size bedroom 4 with walk in robe. Smartly appointed three-way family bathroom with dual vanity basins, separate WC, relaxing bath tub and shower recess. Walk in linen storage. Resort style master suite with spacious walk in robe and a luxuriously appointed ensuite with dual vanity basins, large shower recess, separate WC and a big beautiful deep spa bath for deep relaxation. The master suite also has clear ocean views and direct balcony access. Fantastic family retreat/ living room with a fully equipped kitchenette and direct balcony access. The tiled rear balcony offers 180° ocean views whilst the east facing front balcony enjoys a peaceful sitting area with district views.

**OUTDOORS:** Large primary north facing alfresco is super private and features double electric blinds to both pool area and has an extended outdoor seating area. Secondary fully enclosed alfresco under the main roof, with built in barbeque, rangehood, splashback and preparation area plus TV point, which leads to an additional undercover area through bifold doors showcasing a dedicated bar, mood lighting and has wiring provisions for a pizza oven. Sculptured concrete lap pool is solar heated and has glass fencing. Low maintenance reticulated gardens and pristine front lawns. Side area for boat, caravan, motorhome parking. 2.5 car automatic garage with storeroom. A highly sought after huge 7m x 3.6m workshop with power and TV point plus roller door through to rear yard. Hot and cold water outside.

**EXTRAS:** Ducted and zoned reverse cycle air conditioning throughout. Quality ceiling cornices and skirting boards throughout. Double doors to theatre, lounge room, activity and master bedroom. Bifold doors to bar room and kitchen window. Security alarm. Electric blinds to both ends of alfresco and bar to pool. Tinted windows throughout. Ceiling speakers throughout the living areas. Double Luxaflex blinds through living. Downlights throughout the entire house. TV points & ceiling fans in all bedrooms and parents retreat. Shutters to screen of upstairs kitchenette. Heated towel rail in ensuite. Lots of extra storage. Security screens to main alfresco, front balcony and laundry door. Built in 2008 on a 601sqm block.

**SELLER RESERVES THE RIGHT TO ACCEPT AN OFFER PRIOR TO MONDAY 6TH MAY 2024. FOR FURTHER INFORMATION ON THIS PROPERTY OR FOR AN HONEST AND ACCURATE APPRAISAL ON YOUR OWN HOME CALL TEAM UTLEY TODAY. DANIELLE 0407 117 071. TODD 0417 910 967**