

73 Beaumaris Boulevard, Ocean Reef, WA 6027



House For Sale

Friday, 31 May 2024

73 Beaumaris Boulevard, Ocean Reef, WA 6027

Bedrooms: 4

Bathrooms: 2

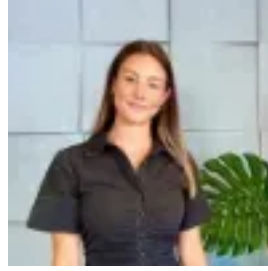
Parkings: 2

Area: 700 m2

Type: House



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ALL OFFERS BY MON 17TH JUNE

Nestled in a lovely street surrounded by quality homes and highlighted with sea views from the upper level, this heart warming residence offers a perfect blend of comfort and convenience. Boasting a thoughtful internal layout which includes a home office, kid's activity and theatre, as well as a fantastic outdoor area with swimming pool that creates an inviting atmosphere for both relaxation and entertainment, this abode exudes a special charm with its cottage gardens, timber framed doors and exposed ceiling beams all of which add a touch of country style elegance. The abode has excellent proximity to essential amenities, including the local primary school, parklands, shopping areas and the stunning coastline, making it an ideal location for anyone seeking a harmonious balance between a busy lifestyle and a peaceful retreat. With such a beautiful ambience this home is sure to be a popular choice, so don't delay your viewing – view with Team Utley.

FEATURES: Protected portico entry with timber front door leads into a tiled foyer
Generous front living area with views over the front gardens
Spacious master bedroom with walk in robe and ensuite bathroom with glass shower, marble topped vanity, WC and soothing corner spa bath
Galley style kitchen with island bench and breakfast bar, wall oven, gas hotplate, dishwasher, double fridge recess, walk in pantry, lots of storage drawers and cupboards, stunning granite bench tops and sweet crystal pendant lighting
Banquet sized dining room under magnificent elevated ceilings with exposed beams
Separate home office
Handy activity room near the minor bedrooms with timber framed glass doors that lead to the alfresco area – ideal kid's retreat or 2nd study
Bedrooms 2, 3 & 4 all with built in robes
2nd bathroom with marble top vanity, shower and bath
Tidy laundry with 2nd WC
Carpeted staircase with timber balustrade leads upstairs to a multi purpose living area with ocean views, which is perfect as a home theatre, games room or quiet retreat

OUTDOORS: Pretty front gardens with retained garden beds and paved driveway & pathways
Superb gazebo style undercover alfresco accessible via stunning timber and glazed doors straight off the kitchen/dining area
Fully fenced fibreglass pool with paved surrounds
Grassed areas for kids and pets
Discrete garden shed
A variety of fruit trees
Double remote garage with shopper's entry into the kitchen and rear access to a paved courtyard

EXTRAS: Ducted reverse cycle air conditioning
Split system air conditioners in the front living room and kitchen area
Freshly painted throughout
Built in approx. 1994 on a 700m² block

SELLER RESERVES THE RIGHT TO ACCEPT AN OFFER PRIOR TO MONDAY 17th JUNE 2024
FOR FURTHER INFORMATION ON THIS PROPERTY OR FOR AN HONEST AND ACCURATE APPRAISAL ON YOUR OWN HOME CALL TEAM UTLEY TODAY
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