

# 75 Trethowan Promenade, Alkimos, WA 6038

THE AGENCY

## Sold House

Tuesday, 13 February 2024

75 Trethowan Promenade, Alkimos, WA 6038

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 360 m2

Type: House



Carol Arthern  
0413910945

**\$621,000**

Picture perfect street appeal, is just part of the story with this absolute gem. Offering so much more than your typical 3x2 in a charming street, this home has a new, beautiful heated pool and a superb alfresco for year round entertaining...and guaranteed fun! Located within the award-winning Trinity Estate, just minutes from Alkimos Beach and shops, yet in a charming, quiet street, this home and location encapsulates the best of lifestyle and community living. Ideal for downsizers, investors, FIFO, retirees, first home buyers, families and professional couples. //FEATURES - Delightful, fenced front courtyard garden with a patch of lush lawn, colourful garden beds and a shady front verandah - the perfect place to sit, unwind and chat with the neighbours - Charming street frontage with a gabled roof, ship-lap timber feature finished in classic ocean blue and white - giving a distinct coastal home vibe! - Ultra spacious master suite with triple picture windows, large walk in robe and generous ensuite with separate WC - Theatre room / lounge - Galley style kitchen with stone bench, wide fridge space, 900mm cook top and oven with stainless steel range hood - North facing, spacious family and dining area, light filled with large windows - Bedrooms 2 & 3 with built in robes - Neat, neutrally tiled family bathroom - Extra storage with sliding doors - Separate WC - Laundry at the rear of the house //ALFRESCO - Additional living area - Fully enclosable, extended (from original plan\*) amazing entertaining area - The ultimate modern cave or relaxed entertainment room! - Flued Jetmaster Braii BBQ / fireplace built into the masonry surround - enjoy succulent roasts and bbq's cooked over a real fire. There's even wood storage! - Custom designed, beautiful bar complete with Kegerator - redefine beer drinking at home! Complete with two taps, co2 bottle with two 19L capacity kegs. Impress your guests by pouring a perfectly chilled pint. All built into a beautiful, bespoke wood bar complete with shiny stainless steel footrail, fridge space, wine storage, built in sink and water filter. The Braii room / bar is fun, unique and inviting - the ultimate party or chill out room...summer and winter with sliding doors to access the pool and an additional side door to allow the cooling sea breezes in summer- Recently installed, sparkling, deep blue pool with LED light, limestone paver surrounds - fully heated with a heat exchange pump plus a pool cover and roller for neat storage. The perfect way to cool off on scorching summer days. Extend your swimming season with the benefit of a heated pool (up to 32 degrees!) in those cooler spring, autumn months and even through winter! - Rear laneway access to large double garage //FEATURES Ducted reverse cycle air conditioning Wood look hybrid vinyl planks to main living areas LED downlights in the alfresco Solar panels Low maintenance front garden Heated pool - 9KW heat pump Fully enclosable alfresco - provides a third living area //LOCATION Alkimos Beach - 3.1km Alkimos College - 500m Alkimos Primary School - 1.3km Trinity Village Shopping Centre - 500m Mitchell Freeway (Romeo Rd exit) - 2.7km Butler Train Station - 1.9km Alkimos Tavern - 1.6km\* The floorplan does not show the extended alfresco area Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.