

82 Ladywell Street, Beckenham, WA 6107

Sold House

Tuesday, 15 August 2023



82 Ladywell Street, Beckenham, WA 6107

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 638 m2

Type: House



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\$715,000

Behind your very own security gate and at the end of the driveway lies this hidden sanctuary of a stunning 4 bedroom 2 bathroom custom-designed home that has been presented to an amazing standard and offers quality low-maintenance modern family living for all involved. Beautifully presented, you will fall in love with the quality and the space of the home. The open-plan living area with a designer kitchen will leave you in awe. Our favourite is the massive Island bench, inspect and you will see what we mean. Motivated owners, this home will sell. • Built in 2014 • Four bedrooms • Two bathrooms • Separate study • Separate large Theatre room • Open plan living area • 638sqm block • Ducted gas Heating • Ducted evaporative A/C • Living area - 208.8sqm (approx.) • Total area - 263sqm (approx.) The minor bedrooms here are all double-sized, with a huge front master suite separate from the rest - boasting a connecting study (benefitting from its own separate entrance) and a walk-in wardrobe, nestled off a sublime fully-tiled ensuite bathroom that comprises of a shower, stone powder vanity and separate toilet. All three spare rooms have their own walk-in robes, as well. They are also serviced by a separate bathtub and shower in the fully-tiled main family bathroom. A massive open-plan family, dining and kitchen area acts as the hub of the house with its The kitchen itself is large and has ample cupboard space, as well as an extra-wide stone island bench top, more stone countertops throughout, a walk-in pantry, double sinks, high-end tap fittings, a stainless-steel double-drawer dishwasher, a stainless-steel range hood, an induction cooktop and an under-bench oven for good measure. A separate home theatre room doubles personal living options and really is the perfect tranquil retreat, for when you want to get away from all of the household noise. Off the family room and at the rear lies a terrific outdoor alfresco-entertaining area, overlooking a decent backyard dominated by artificial turf and leaving heaps of room for the kids and pets to play. A future swimming pool wouldn't look out of place here, either. The lush Maurie Lyon Reserve - as well as a host of local bus stops - can be found just up the road, with a short commute to Beckenham Primary School, the Beckenham and Kenwick Train Stations, the multi-million-dollar Mills Park Nature Play Space and first-class shopping at Westfield Carousel complemented by living within a very close proximity of major arterial roads and so much more. Now this is what you call impressive! Other features include, but aren't limited to: • Easy-care tiled flooring throughout • Stylish pendant light fittings to the kitchen and dining areas • Large breakfast bar • Separate laundry with over-head and under-bench storage, plus external/side access for drying • Separate 2nd toilet • Entry linen cupboard • Stone benchtops in the bathrooms and laundry • Full-length splash back to both kitchen and laundry • Electric and manual security roller shutters • Front garden shed • Double lock-up garage with internal shopper's entry (36sqm approx. in size) • All bedrooms/study, theatre and living with own ethernet connection port • Built in 2014 (approx.) Distances to (approx.): • Beckenham Primary School - 1.0km • Beckenham Train Station - 1.4km • Westfield Carousel Shopping Centre - 3.1km • Perth Airport (T1 & T2) - 14.3km • Perth CBD - 14.4km Water rates: \$1,364.02 p/a (approx.) - For period 01/07/2022 to 30/06/2023 Council rates: \$2170.00 p/a (approx.) Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.