

8A Lowth Road, Beckenham, WA 6107

House For Sale

Wednesday, 29 November 2023



8A Lowth Road, Beckenham, WA 6107

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 666 m2

Type: House



Hasi Kodagoda
0894759622



Darren Khose
0894759622

Auction Wed 13/12/23 @ 645pm

Another Beckenham property presented to you by Hasi K...Do not miss out on this amazing opportunity. Our owners have purchased a new home and this home will be sold. With nothing to do with amazing presentation you will love call this your home.***ONLINE AUCTION WEDNESDAY 13TH OF DECEMBER, 2023 AT 645PM*****FINANCE BIDDERS WELCOME*****DEPOSIT ONLY PAID IF YOU WIN THE AUCTION - DEPOSIT 15K TO PAID AFTER THE AUCTION ONLY****Tranquilly positioned to the rear, this impressive 4 bedroom 2 bathroom single-storey home takes stylish low-maintenance "lock-up-and-leave" living to a whole new level. A central open-plan living, dining and kitchen area doubles as the family hub of the house with its funky pendant light fittings, breakfast bar, double sinks, water-filter tap, dishwasher and more. Double doors open to the minor sleeping quarters where the second and third bedrooms are separated by a flexible games, home-theatre or activity room that can be whatever you want it to be. A separate shower and bathtub grace the main family bathroom, right next to a very handy powder/vanity area for washing up, as well as a separate toilet. Separate double doors reveal a versatile fourth bedroom or study - you decide. Adjacent to double doors that open to the heart of the floor plan sits a separate laundry with a linen press and external access for drying. The obvious pick of the bedrooms is indeed a huge master suite with a walk-in wardrobe off the sublime ensuite bathroom - walk-in shower, twin "his and hers" vanities, separate toilet and all. Out back and off the main living zone, a fabulous 40sqm (approx.) alfresco-entertaining area dominates the largely-paved courtyard and is complemented by a gas bayonet for outdoor barbecues. A bubbling Jadan six-seater spa merely enhances everybody's experience - especially during those warm summer evenings. Leafy established gardens graced a delightfully-landscaped yard beyond the alfresco - home to another hidden paved courtyard, perfect for either a firepit or simple quiet contemplation. Another paved side courtyard will leave you spoilt for choice, in between the garden shed and a small patch of easy-care artificial turf. Despite the seclusion, only footsteps separate your front door from the splendid Lowth Road Reserve and playground, bus stops and the stunning Mills Park Nature Play Space and sporting complex, whilst you will also be indulging in a very close proximity to Beckenham Primary School, the local IGA Beckenham supermarket, Beckenham Train Station and first-class shopping at Westfield Carousel. What a class act this one is! Other features include, but are not limited to: 1. Double-brick and Colorbond-roof construction 2. Stegbar windows and sliding doors 3. Solid timber/glass front door and laundry door 4. Access to the rear from the games/theatre room 5. Walk-in robe to the master suite 6. Frosted-glass sliding-door BIR's 7. Three sets of frosted-glass timber French doors in the living space 8. New easy-care hybrid plank flooring throughout 9. Porcelain rectified tiles in bathrooms and laundry 10. Stegbar shower screens 11. Western Australian-made Proform kitchen with large soft-closing drawers 12. Quality bathroom and laundry cabinetry 13. Lockwood lever door handles and deadlocks to all doors 14. Bosch German made pyrolytic oven, St George Italian gas cooktop, an Asko range hood and a Miele dishwasher in the kitchen 15. Quality RAM taps throughout 16. Hans Grohe shower sets 17. Gas-bayonet heating 18. Skirting boards 19. Roof insulation pink batts - plus three roof ventilators and eaves vents installed 20. Outdoor shower 21. Six-panel photovoltaic solar-power system with a German-made inverter 22. Breezair ducted-evaporative air-conditioning system 23. Bosch security-alarm system 24. Network cabling to three rooms 25. Security doors 26. Rinnai split-system solar hot-water unit, with a separate Rinnai gas back-up system 27. Colorbond garden shed 28. Fully-automatic reticulation system to all garden areas 29. Double lock-up garage, with internal shopper's entry 30. Ample parking space 31. Block size - 666sqm 32. Completed in October 2010 (approx.) Distances to (approx.): -Beckenham Primary School - 750m-Beckenham Train Station - 1.0km-Westfield Carousel Shopping Centre - 2.7km-Perth CBD - 14.2km-Perth Airport (T1 & T2) - 14.6km Water rates - 1,374.07 (approx Financial year 01/07/2022 to 30/06/2023) Council Rates \$2,300.00 p/a (approx.) DISCLAIMER: The content in this real estate advertisement is provided for general information purposes only and should not be relied upon as accurate or complete. 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