

8C Rail Street, Westminster, WA 6061



House For Sale

Tuesday, 30 January 2024

8C Rail Street, Westminster, WA 6061

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Adam Naumovski
0424364326

End Date Sale 12/02/24

Adam Naumovski presents...8C Rail Street, Westminster End date sale - All offers presented 12/02/24 - Unless sold prior. Grand opening Wednesday 31/01/24 6pm - 6.30pm. Step into 8C Rail Street, Westminster – a stunning and rare 3 bedroom, 2 bathroom sanctuary, featuring 2 separate living areas, nestled in the heart of a vibrant and highly sought-after location. This immaculately maintained and beautifully presented home, built in 2012, radiates warmth and modernity, offering the perfect balance between comfort, style, and convenience. As you enter the home, you are greeted by an open plan kitchen, family, and meals area, where high ceilings and ducted reverse cycle air-conditioning set the tone for relaxed living and entertaining. The kitchen is a home chef's dream, boasting gloss wood look cupboards, stainless steel appliances, a brand new LG dishwasher and an abundance of bench and cupboard space. The living area flows seamlessly into an undercover outdoor entertaining space, creating a harmonious connection between the indoors and outdoors, and effectively doubling your usable entertaining area. Whether hosting family gatherings or enjoying a quiet evening, this easy-care, low-maintenance area is sure to impress. But that's not the only living space this home offers. A true rarity among villas, this fantastic, and cleverly designed floorplan offers a 2nd separate living space. Complete with gorgeous French doors. And plush carpets, this is the ideal theatre room, office, or any extra space your family needs. The master bedroom is a haven of tranquillity, complete with a built-in mirrored robe and a stylish modern ensuite featuring floor-to-ceiling tile. The generous minor bedrooms, each with built-in robes, offer ample space for a growing family, while the main bathroom, also finished with floor-to-ceiling tiles, offers a separate bath and shower. Positioned just 250m from the nearest bus stop and within walking distance to Westminster Primary School, this home is perfect for families, astute buyers, savvy investors, and FIFO workers. Just a stone's throw away is Stirling Central Shopping Centre, local IGA, and the bustling Karrinyup Shopping Centre, ensuring all your shopping, dining, and entertainment needs are more than catered for. 8C Rail Street is more than just a home; it's a lifestyle. With its modern features, prime location, and well-thought-out design, it's ready to welcome you to a life of comfort, convenience, and enjoyment. Some fantastic features include:

- Immaculately maintained and beautifully presented home built in 2012.
- Dual Living Spaces: Unique to this villa, providing flexible and spacious living options.
- Open plan kitchen, family, and meals area with high ceilings and ducted air-conditioning.
- Kitchen features gloss wood look cupboards, stainless steel appliances, brand new LG dishwasher and ample bench and cupboard space.
- Theatre Room: Enhanced with double French doors for a touch of luxury.
- Undercover outdoor entertaining space seamlessly connected to the indoor living area.
- Ducted evaporative air conditioning and a 6.4KW Reverse Cycle Air Conditioning unit (new as of July 2022) in the main living area.
- Spacious master bedroom with built-in mirrored robe and stylish ensuite.
- Generous minor bedrooms each with built-in robes.
- Ceiling Fans installed in all bedrooms and main living areas for additional comfort.
- Main bathroom with floor-to-ceiling tiles, separate bath, and shower.
- Double Garage: Equipped with a remote Tilt-a-door and includes a storage/workshop area plus an attic for additional storage.
- Additional Storage: Two separate linen closets and a sizable laundry with floor and wall cupboards.
- Energy Efficiency: Oversized solar panels for reduced electricity costs.
- Security: Alarm system and Wireless Security Cameras installed for peace of mind.
- Seamless Indoor-Outdoor Flow: An undercover outdoor entertaining space that extends the living area.
- Prime location just 250m from the nearest bus stop and close to Westminster Primary School.
- Walking distance to Stirling Central Shopping Centre and local IGA.
- Close proximity to the bustling Karrinyup Shopping Centre with shops, cafes, bars, and restaurants.
- and much much more...

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