

**9 Numana Lane, Beeliar, WA 6164**

**Townhouse For Sale**

Monday, 8 April 2024



9 Numana Lane, Beeliar, WA 6164

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 182 m2**

**Type: Townhouse**



Kasey Summers

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## Offers Over \$670,000

Kasey Summers welcomes you to this lovely townhouse in Beeliar! This stunning 3-bedroom, 2-bathroom, plus study, plus Theatre or 4th bedroom house, overlooking picture perfect parklands is the perfect place to call home. All the space for the kids and pets, without the garden maintenance! This newly constructed property offers ample space, step inside from your front porch into the entry hall leading to a modern sleek spacious living area, complete with reverse cycle air conditioning for year-round comfort. The open-plan layout seamlessly connects the living, dining, and kitchen areas and leading out to your courtyard, making it ideal for entertaining family and friends. The kitchen is a chef's dream, featuring a dishwasher, overhead cupboards, pull out bin cupboard and a sleek design, plus the well located internal laundry adds convenience to your daily routine. All complete and ready for you to move in with roller blinds throughout and hybrid wooden floors downstairs and carpets upstairs. Fully painted with downlights throughout. The bedrooms are generously sized and feature built-in robes, providing plenty of storage space. The downstairs master bedroom boasts an ensuite bathroom for added privacy and luxury and a generous walk-in-robe. This property also includes the benefits of ceiling insulation, additional anticon layer all in line with Australian standards and regulations and the external walls insulation has been upgraded to high-density insulation, making this house incredibly energy efficient. Outside, you'll find a secure remote garage for parking convenience. Plus a fully paved front porch and courtyard, making this home the ultimate low maintenance property. The highlight of this property is its stunning parkland views, allowing you to relax and unwind in the serenity of nature. The block boasts the best orientation, providing optimal natural light, ventilation and energy efficiency. Located in a family-friendly neighborhood, this property is close to schools, shops and public transport options. It offers the perfect balance of suburban living with easy access to amenities and just 7 minutes to Coogee Beach! Don't miss out on the opportunity to make this house your home. Available to settle approximately April 2024. For further details contact Kasey Summers on 0409 108 025 or [kasey@sempleg.com.au](mailto:kasey@sempleg.com.au) Please note the photos are for marketing purposes only and are not a direct representation of the property, as this property is yet to be completed. Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.