

**96 Beachside Drive, Burns Beach, WA 6028**

**Realmark**

**House For Sale**

Saturday, 13 April 2024

96 Beachside Drive, Burns Beach, WA 6028

**Bedrooms: 5**

**Bathrooms: 3**

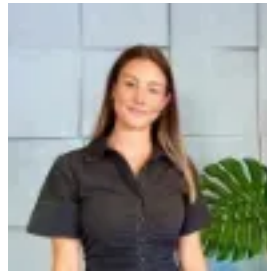
**Parkings: 2**

**Area: 551 m2**

**Type: House**



Todd Danielle Utley  
0892030777



Monique Veletta  
0892030777

## UNDER OFFER !!

Uninterrupted ocean panorama and spectacular sunsets are on offer from this simply magnificent 5 bedroom, 3 bathroom, near new beach front abode. Right on the water's edge with views to Fremantle, Ocean Reef Marina, Burns Rocks and everything in between, this ultimate coastal retreat boasts large open plan living areas with a northern aspect for maximum light, clever separation of bedrooms to suit children of all ages, a convenient downstairs guest suite and every conceivable extra that you'd expect in a home of this calibre. Do not miss this chance of a lifetime opportunity. Seeing is believing so be sure to view with Team Utley.

**FEATURES:** Towering glazed pivot door leads to an inviting entrance foyer. Designated guest suite is king sized and includes a walk in dressing room and ensuite (3rd bathroom) Cinema like theatre room with tiered seating, built-in surround sound, rear projector and screen Understairs storage Sun-soaked centrally located living room Designer kitchen with waterfall stone benchtops, quality AEG appliances, highly sought after Butler's kitchen/scullery with extra preparation area, dual sink, Fisher and Paykel dishwasher, walk in pantry and ample storage Banquet sized dining area with glorious poolside views through double glazed windows Fully fitted laundry with walk in linen storage and a separate powder room (4th toilet)

**UPSTAIRS:** Classic timber staircase with quality balustrading Exquisite living room with a kitchenette/bar and direct balcony access showcasing uninterrupted ocean views Master suite of grand proportions with a customised fitted dressing room and direct balcony access to capture those endless sunsets Resort style ensuite with dual vanities, central freestanding bathtub and glass privacy doors to the shower and WC Queen sized bedrooms 3, 4 & 5 with built-in robes Smartly designed 3 way second bathroom, powder room and WC Ideal games room which is a perfect kids retreat Extra linen storage cupboard to service the minor bedrooms

**OUTDOORS:** Creative all seasons alfresco entertaining area with blinds and two barbecue stations Sunkissed salt water heated swimming pool with glass fencing Awesome poolside cabana and bar area Exposed aggregate concrete surrounds North facing courtyard with synthetic turf Double remote garage with storeroom

**EXTRAS:** Solar Panels Ducted and zoned reverse cycle air conditioning Security cameras CCTV Imported porcelain tiling Solid timber floors Quality window treatments Double glazing Gas hot water system Built by 101 Residential in 2020 on a 551 m<sup>2</sup> block

**THE SELLER RESERVES THE RIGHT TO ACCEPT AN OFFER PRIOR TO MONDAY 29TH APRIL FOR FURTHER INFORMATION ON THIS PROPERTY OR FOR AN HONEST AND ACCURATE APPRAISAL ON YOUR OWN HOME CALL TEAM UTLEY TODAY**

TODD 0417 910 967 DANIELLE 0407 117 071