

# 97A William Street, Beckenham, WA 6107

## Sold House

Saturday, 2 March 2024



97A William Street, Beckenham, WA 6107

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 549 m2

Type: House



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**\$755,000**

This excellent 4 bedroom 2 bathroom single-level home will pleasantly surprise you with its contemporary comfort, spacious bedrooms, and a prime position that is close to absolutely everything. Contact Hasi K, your proven you Beckenham agent. • 4 bedrooms or 5 bedrooms with the enclosed media room • Two bathrooms • Spacious open plan living area • 549sqm block • Dale Alcock Home • Double brick • Large 3-phase powered work shop The residence's sublime street frontage allows for its front yard to be securely gated for peace of mind - lush green lawn, easy-care gardens, and all. It truly is a safe haven for kids and pets, as well. A spacious front master-bedroom suite is more like a "parents' retreat" with its ceiling fan, walk-in wardrobe, space for a study - or sitting - nook, and an intimate ensuite bathroom with a vanity, shower, and separate toilet. Double cavity sliders reveal a large carpeted theatre room only inches away, whilst an enormous open-plan family, dining, and kitchen area is where most of your casual time will be spent and boasts double sinks, a stainless-steel dishwasher, stainless-steel range-hood, gas-cooktop and oven appliances, a corner pantry and more. A huge 3-phase powered lock-up workshop shed can be found in the corner of the backyard and has dual roller doors for access. It's every budding tradesperson's dream scenario, or potentially and outdoor games room/extra living space. There is more than enough room for a future swimming pool at the rear also, with a fabulous covered outdoor alfresco-entertaining area overlooking it all. In terms of location, only footsteps away lie bus stops, sprawlong local parklands and Beckenham Train Station, with schools, shopping (including the local Beckenham IGA supermarket), major arteries and even the multi-million-dollar Mills Park sport and recreation complex all situated just minutes from your front door in their own right. Now this is a lifestyle you will be proud of! Other features include, but are not limited to: • Built by Dale Alcock Homes • Brand new tiling throughout • Freshly painted • Ceiling fan to the main living zone • Minor bedrooms with ceiling fans/built-in robes • Separate bath and shower in the main family bathroom • Large, practical laundry with under-bench cupboards and sliding linen/broom storage • Ducted Reverse cycle, zoned air-conditioning throughout • Solar System with 6.66kW of Jinko Solar Panels and 5kW Fronius Inverter • Outdoor ceiling fan to the alfresco • Under-cover clothesline, under a pitched patio off the laundry • Downlights • Skirting boards • Security-door entrance • Gas hot-water system • Private backyard-lawn area - between the alfresco and workshop • Low-maintenance established gardens • Double lock-up garage • Block size - 549sqm (approx.) • Built approximately 2006 • Total Area 242.46sqm • House area 184.34 Distances to (approx.): • Beckenham Train Station - 600m • Beckenham Primary School - 750m • Westfield Carousel Shopping Centre - 2.3km • Perth Airport (T1 & T2) - 13.0km • Perth CBD - 13.6km Water rates: \$1,273.48 p/a (approx.) - Total for 2022 - 2023 financial year Council rates: \$2050.00 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