

**9a Sulman Avenue, Salter Point, WA 6152**



**House For Sale**

Wednesday, 7 February 2024

9a Sulman Avenue, Salter Point, WA 6152

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 444 m2**

**Type: House**



Kathryn Perin  
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## Low to Mid \$2 Million's

Your Local Rays of Sunshine welcome you to 9A Sulman Avenue, Salter Point. In the prestigious suburb of Salter Point, this architecturally inspired residence boasts a commanding street presence and offers an unparalleled living experience. Positioned with a sought-after north-east orientation, the home captures views to the picturesque river and hills, with stunning views of the city skyline from its top floor. Nestled prominently on the high street front, this contemporary home exudes sophistication and modernity. Equipped with a range of state-of-the-art facilities, it epitomizes luxurious living. Features such as an 8k Power Management System with 11kw solar panels, an Electric Vehicle power charger, camera monitored alarm system, NBN and ducted reverse cycle air conditioning ensure both environmental sustainability and year-round comfort. The secure remote-controlled garage provides convenience and peace of mind, while the opulent finishes, including Black Butt timber floors, custom window treatments and high ceilings, add an element of elegance to every room. The interior layout of the home is designed to accommodate all types of families, with a versatile floor plan offering multiple living areas and flexible options. Whether it's relaxing in the spacious living room, entertaining guests in the formal dining area, or enjoying quiet time in the cozy family room, there's a space for every occasion. With the top floor Home Office| Studio also providing additional versatility, with the potential to add another ensuite and create a 5th bedroom option. For those seeking outdoor enjoyment, a spacious undercover entertainer's balcony provides the perfect setting for alfresco dining and lounging, offering ample space to soak in the stunning surroundings throughout the year. Conveniently located within walking distance to the tranquil riverside and prestigious Aquinas College, this residence also offers easy access to Curtin University and the vibrant Waterford Plaza Shopping & Restaurant Precinct, making it an ideal home for families seeking both convenience and lifestyle. With four generously sized bedrooms, this home provides ample space for rest and relaxation. Whether it's the master suite with its large ensuite bathroom or the additional bedrooms offering comfort and privacy, each space is thoughtfully designed to cater to the needs of its occupants. 9A Sulman Avenue is more than just a residence; it's a statement of luxury and modern living. From its commanding street position to its breathtaking views and versatile floor plan, this home offers the epitome of contemporary living in one of Salter Point's most desirable locations.

**PROPERTY PARTICULARS:** Green Title Lot | 444 sqm Parking | Two car garage with shoppers entrance Power Management System | 8KWSolar Panels | 11KWEV Charger | Alarm | NBN

**2023/24 OUTGOINGS:** City of South Perth | \$3,135.26 pa Water Corporation | \$1,725.77 pa

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