

**10 Scrubwren Vis, Beeliar, WA, 6164**

**JW**

**House For Sale**

Wednesday, 25 September 2024

10 Scrubwren Vis, Beeliar, WA, 6164

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Why: Because this exceptional property provides a masterclass in modern family living**

**What:** A 4 bedroom, 2 bathroom home with multiple living areas, a home office, and double garage for parking

**Who:** Families looking for move-in ready living, with space, style and location included **Where:** On a 594sqm block in a peaceful and family orientated setting close to schooling, shopping and parkland

Surrounded by quality homes and walking distance to the local primary school, this outstanding 4 bedroom, 2 bathroom family home has undergone a complete re-paint to the interior, along with fresh carpets to the bedrooms and new curtains throughout to offer a move-in ready option for anyone seeking contemporary living in a conveniently central setting. The interior provides 227sqm, and 308sqm under the roof, with the floorplan created to allow an easy flow between your multitude of living areas, with your bedrooms placed for peace and quiet, while the fenced gardens to both the front and back, and relaxed alfresco area, offer a wonderful outdoor lifestyle that compliments the internal space with ease. The location is just as welcoming, with a beautiful parkland a short stroll away, plus a handy IGA nearby and fully stocked shopping options a little further, with the nearby suburbs of Coogee offering its exceptional coastline to enjoy and Cockburn its endless retail and dining options.

The street appeal is instantly engaging, with the driveway leading to both the double remote garage and extending to the front of the home with its contemporary façade, while the elevated and fenced front yard offers easy care synthetic lawn for a crisp design and stunning views across the suburb to the tree line of the nearby reserve. A sheltered portico guides you through the main entry to a beautiful foyer, with trayed ceiling, tiled flooring and a feature chandelier, with garage access to the immediate left, and a dedicated study just beyond, with a continuation of the modern flooring, and a full length window to flood the room with light.

Back across the foyer and to your right sits the elegant master suite, oversized in space with newly installed carpet, views to the front garden and a muted colour scheme from the freshly painted interior, with a fully fitted walk-in robe and ensuite with a lengthy dual vanity, twin shower with glass screening and private WC. Moving through the home, a theatre room is placed to the right, just off the main living but completely separate for premium movie viewing, with carpeted flooring, downlighting and full height curtains that have been recently updated.

The family hub is vast in size and filled with natural light, with ducted air conditioning that benefits the entire residence, plus tiling to the floor and plenty of room for both a living and dining area overlooked by the showstopping kitchen. With extensive cabinetry to both the upper and lower plus a walk-in pantry you have more than enough storage, while the kitchen also boasts an appliance nook and recess for the fridge, dishwasher and microwave for a seamless design. The in-built oven and gas cooktop are both 900mm in size, with stone benchtops and a large island bench for additional seating or entertaining around.

The minor bedroom wing provides an activity space, offering a variety of uses as a play area, homework nook or teenage lounge, with all three bedrooms furnished with that same freshly updated carpet, quality window coverings and built-in robes. The laundry is sizeable and completely fitted with cabinetry and counterspace, along with a walk-in linen closet and direct access to the side of the home, with the family bathroom created for convenience, with a shower enclosure, bath and vanity, plus a private WC and separate powder room area with additional vanity.

Sliding doors from the main living area open to your inviting alfresco, with limestone flooring that extends out and around the home, with a cooling ceiling fan and downlighting. While the remainder of the garden offers synthetic lawn for a minimal maintenance design, with a powered garden shed or workshop and access to both the front garden via a side gate, and garage from an entry door, plus a solar panel system already in place to assist in efficiency.

And the reason why this property is your perfect fit? Because this is a shining example of modern, maintenance free living that is not to be missed.

Disclaimer:

This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.