

# 11 Partington Crescent, Binningup, WA, 6233

## House For Sale

Tuesday, 1 October 2024



11 Partington Crescent, Binningup, WA, 6233

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Ruth Nandapi

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## Easy Summer Living

This property is located in one of Binningup's quietest cul-de-sacs, close to bush reserve and an easy walk to the beach. To top it off, it has an impeccably presented home on a flat block.

Built in 1988 this brick and tile home has been lovingly maintained by the current owners.

The property has:

- Two good sized living areas with a lounge overlooking the front yard and a large family area at the back. Vinyl plank flooring provides a relaxed coastal feel to the home and extends through the living areas. Both areas have ceiling fans and there is a reverse cycle air conditioner in the rear living area. The family room has sliding doors at both ends providing easy access to the patio and the carport/backyard.
- The kitchen is centrally located between the two living areas and provides a modern workspace. Light timber benchtops complement the white cupboards and soft close drawers. There is a fridge recess, dishwasher, electric cooktop and underbench oven & corner pantry. The half walls on either side means that whoever is in the kitchen can still be part of the action.
- Adjacent to the kitchen is a great space for the family dining table.
- The master bedroom is at the front of the home and is flooded with natural light, especially in the winter. A wall of built in wardrobes is housed behind mirrored sliding doors and a ceiling fan is perfect for those still summer nights.
- The two other bedrooms also have generous proportions with one having a built in robe behind mirrored sliding doors.
- The bathroom is central to the bedrooms and features a fully screened shower recess, bath and large vanity.
- There is a large laundry with room for both the washing machine and dryer, as well as a separate toilet. A linen press is conveniently located in the hall.

The outside of the property is perfect for those that like to lead an outdoor lifestyle:

- There is a large paved patio with plenty of space for outdoor entertaining.
- The yard is fully enclosed and is finished off with retained garden beds. Filled with mature trees and shrubs this garden will delight those with a green thumb. Lawns and gardens are watered by auto retic off a bore.
- Two garden sheds provide outdoor storage and there are options for additional parking space for a boat or trailer next to the carport.

Don't miss the opportunity to secure this lovely property which is well suited for first home buyers, retirees, investors or holiday home buyers.