

**15 Velaluka Drive, Munster, WA, 6166**



**House For Sale**

Saturday, 14 September 2024

15 Velaluka Drive, Munster, WA, 6166

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Shane Beaumont  
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## A BESPOKE RESIDENCE LIKE NO OTHER!

This stunning 2023-built residence offers every feature you could ever wish for and so much more. With over 360m<sup>2</sup> of thoughtfully designed living space, this home has all the extras you seldom find under one roof.

The floor plan offers separate living areas that also includes a games room / study area, stunning kitchen with walk in pantry/scullery, a master bedroom and ensuite like no other and huge minor bedrooms with built in robes.

Step outside to a spacious year-round entertaining area featuring cafe blinds and a stunning heated pool making this the ultimate home for all members of the family.

The double garage with access through to the rear allows for plenty of storage and parking along with a dedicated area at the front of the property for a caravan, trailer or even a boat.

Set on a rare 590m<sup>2</sup> lot, properties like this are hard to come by. A drive-by won't do it justice—this is one opportunity you don't want to miss!

### SOME OTHER FEATURES INCLUDE

- Reverse cycle air conditioning
- Solar panels
- Heated pool
- Stone bench tops
- High ceilings
- Extra storage in the roof space

### WHAT TO KNOW

Council Rates: \$2550 per annum approx

Water Rates: \$1,398.72 per annum

Year Built: 2023

Lot size: 590m<sup>2</sup>

Expected rental return - \$1000.00 per week approx

### WHO TO TALK TO

Shane Beaumont

or

Jack Damir