

# 156 Graceful Boulevard, Alkimos, WA 6038

THE AGENCY

## House For Sale

Wednesday, 3 July 2024

156 Graceful Boulevard, Alkimos, WA 6038

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 222 m2

Type: House



Jarrod O'Neil  
0411103617

**From \$689,000**

Situated on a low maintenance 222sqm block, this stunning two storey home showcases an on trend contemporary look and is perfect for the professional couple or those after an easy care 'lock up and leave' lifestyle. This modern, industrial style home offers great street appeal and boasts 3 bedrooms, 2 stylish bathrooms, 2 living areas (one upstairs, one downstairs), open plan living, air conditioning, high ceilings, loads of natural light, a double garage and a low maintenance alfresco area to allow you to spend your time enjoying life close to the beach. Conveniently located, the property is within easy walking distance to Alkimos Beach and Bathers Park, Alkimos Beach Primary School, St James Anglican School, Gateway Shopping Precinct, Leatherback Park, Alkimos Beach Fitness Park whilst Alkimos College is only a short bike ride away. There is easy access to public transport and the freeway with Alkimos Train Station only minutes away. This home is sure to catch your eye and further features include:- 3 bedrooms - Downstairs master bedroom with air conditioning, full height mirrored built in robes and an ensuite - Bedrooms 2 and 3 both have air conditioning and are located upstairs, away from the master bedroom- 2 stylish bathrooms (one upstairs and one downstairs)- 2 separate living areas (family room leads to the outdoor entertaining area)- Open plan kitchen with a dishwasher, freestanding gas cooktop and overhead cupboards- European laundry- Polished concrete floors- Air conditioning- Large outdoor entertaining spanning from the house to the garage allowing for cover all year round- Easy care front and rear yards- Solar and gas hot water system- Solar panels- Rear laneway access to a double garage with a remote door and drive through access- Additional storage area in the garage- Year built: 2019 (approx.) For further information please call Jarrod O'Neil on 0411 103 617. 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.