

# 21 Beatrice Road, Dalkeith, WA 6009



## House For Sale

Sunday, 23 June 2024

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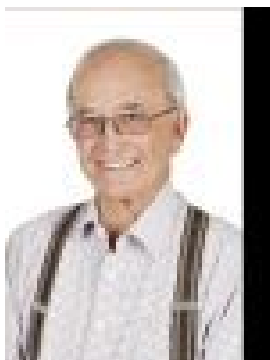
Bedrooms: 6

Bathrooms: 4

Parkings: 2

Area: 855 m2

Type: House



Gordon Davies  
0893893333



Rhonda Moore  
0499604063

## Offers

Discover this substantial two-storey 1981 brick-and-tile home nestled on a corner block directly opposite Iris Avenue Park. Offering a coveted north-facing rear aspect, it is just a short stroll from Swan River, Iris Avenue Beach, and Nedlands Foreshore Parkland with all its associated amenities. This property is also conveniently close to public transport.

**Key Features:**

- Location:** Corner position opposite a park close on the southern portion of Dalkeith (one off Jutland Pde)
- Proximity:** Easy walk down Iris Avenue to Swan River beach, Foreshore park and the all abilities playspace.
- Transport:** Close to public transport
- Amenities:** Dalkeith Tennis & Bowling Clubs, Yacht Clubs, All Abilities Playground, Nedlands Golf & Tennis Clubs, Dalkeith Village, Dalkeith Primary School, Waratah Avenue Shops, UWA, Nedlands Medical Precinct, Perth CBD, Croquet Club

**Property Details:**

**Downstairs Accommodation:**

- Welcoming entry hall
- Generously sized main bedroom with ensuite and built-in robe
- Study/home office with external and internal access
- Sunken lounge
- Formal dining area
- Kitchen, meals and family room
- Spacious games room with a second kitchen and servery to the Alfresco
- Laundry with mud room and bathroom featuring internal and external access.

**Upstairs Accommodation:**

- Five well-appointed bedrooms with BIR
- Two bathrooms
- Central passage providing privacy and functionality
- Large balcony on the south side with views of the park

**Outdoor and General Features:**

- Swimming pool
- Opposite a park with a tennis court, basketball hoop and swings
- North rear with 18 solar panels feeding to the grid (Electricity bills are low)
- Double Garage off Curlew Road (In the NE corner)

**General Comments:** This property boasts extensive accommodation ideal for a larger family. While requiring some maintenance, the home offers immense potential in a prime location. For those who want a larger block remember that despite the compact block size, residents can enjoy the nearby park's amenities including a tennis wall, basketball hoop, and swings. Transform this very substantial home to suit your family's needs and create future value through updating. Contact us for more details or to arrange an appointment to view.

The property is open to Offers via the RESO platform. Please register via RESO to access the full property information. <https://beta.reso.com.au/i/rkW6sdQJD>