

23 Aumerle Way, Spearwood, WA, 6163

REALTY PLUS

House For Sale

Friday, 16 August 2024

23 Aumerle Way, Spearwood, WA, 6163

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Tracy Garbes
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Didn't Even Make It To Market!

Under Offer for a record price in this location for a single level 4 bedroom home.
Call Tracy Garbes for more info on how this was achieved

Discover luxury living in this beautifully designed double brick home, boasting a perfect blend of elegance, functionality, and options galore.

Key Features:

4 Large Bedrooms: Spacious and filled with natural light, perfect for your family's comfort.

2 Modern Bathrooms: Including a master ensuite with floor-to-ceiling bevelled tiling, granite vanity with dual basins, heated spa, and rear heat pad mirror.

Media Room/5th Bedroom: Versatile spaces to suit your lifestyle, with the media room carpeted and air-conditioned.

Study: Wooden floors, built-in bench and storage, plus corner computer desk.

Grand Entry Hall with Portico: Double front doors open to a magnificent wide hallway with repurposed jarrah floors and built-in alcoves for showcasing your special artwork.

Sunken Living Area: Features double wood doors made from 100 year old timber, TV alcove, stringybark wood floors and stunning views over the pool area and out to the West - imagine the sunsets!

Modern Kitchen: Equipped with a gas cooktop, electric oven, ample storage, and a large jarrah benchtop/breakfast bar.

Master Bedroom: Offers reverse cycle air conditioning, a ceiling fan, repurposed jarrah floors, walk-in wardrobe, and a luxurious ensuite.

Queen-Size Bedrooms (Beds 2, 3 & 4): Each features repurposed jarrah floors, wood blinds, and built-in wardrobes.

Family Bathroom: Includes granite benchtop, floor-to-ceiling bevelled tiles, shower, and bath.

Attic with Walkthrough Roof Storage: Convenient pull-down ladder access and ample storage space for all those extras that aren't used often.

Shoppers Access from Garage: Easy and secure entry for your groceries and belongings.

Mudroom & Hall Storage Cupboard: Keep your home organized and clutter-free.

High Ceilings Throughout: Featuring coffered ceilings in the entry hall and living area for a grand ambiance.

LED Lighting: Enhances the home's brightness and energy efficiency.

Outdoor Alfresco Area: Tiled, with shade screen and ocean glimpses, overlooking the below-ground, salt-chlorinated pool (currently not in service) with 20mm glass pool fencing, outdoor shower, and available power and water.

Oversized Double Garage: With shoppers entry

Triple crossover with separate drive to 6m x 7.3m Brick & Tile rear Workshop with a extra high roof, brand new extra high roller door, toilet, and multiple power points including 15amp.

Low Maintenance Gardens: Reticulated, with artificial lawn to the front of the property.

Additional Features: WiFi security cameras, solar panels, Foxtel dish, high-speed FTTP internet, underground power
Block Size 774sm

House Size 324sqm under the main roof, incl garage, alfresco & portico

Located in a quiet street with only local traffic and less than 5km to the beach, this home faces a large nature strip with mature trees and grass, providing a serene environment.