

**29 Roche Way, Beeliar, WA 6164**

**House For Sale**

Wednesday, 10 July 2024



29 Roche Way, Beeliar, WA 6164

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 480 m2**

**Type: House**



Tanya Forzatti  
0417181841

## Offers Over \$699,000

This stunning property offers the perfect blend of space, functionality, and modern features, creating an ideal haven for families of all sizes. Whether your first-time buyers, a growing family, or looking to downsize with style, this home ticks all the boxes. Unwind in the king-sized master bedroom, your private retreat. A spacious walk-in robe keeps your belongings organised, while the ensuite bathroom features vanity, shower, and toilet. The second bedroom is perfect for a child's room, guest room, or even a home office. The third and fourth bedrooms boast built-in robes and beautiful pool views. A central main bathroom with a vanity, shower, and bath ensures convenience for everyone. The heart of the home is the expansive kitchen, featuring a shopper's entry for easy grocery unloading, fridge recess, pantry, and appliances including gas hot plates, rangehood, an electric wall oven, microwave recess, and dishwasher. The gorgeous jarrah breakfast bar provides a casual dining space, perfect for quick meals or coffee mornings. Imagine curling up with a good book in the sun-drenched front lounge room, a tranquil escape after a busy day. The open-plan living area boasts a sense of togetherness, perfect for laughter-filled gatherings and creating delicious meals in the company of loved ones. French doors lead out to a vast patio area, perfect for alfresco dining and entertaining. The sparkling swimming pool in the backyard completes the picture of this perfect family haven!

**PROPERTY FEATURES;**

- Laundry with linen cupboard
- Separate second toilet
- Security screens to some external doors
- Ducted reverse cycle air conditioning
- Gas bayonet points
- Solar panels
- Low maintenance gardens and artificial turf
- Gas storage hot water system
- Below ground saltwater swimming pool
- Automatic garage with rear gate access
- Lockable secure front courtyard
- Garden shed plus extra work shed

**NEARBY AMENITIES;**

- Beeliar Primary School - 600m
- Local IGA and shops - 950m
- Cockburn Gateway Shopping City - 5km
- Cockburn Central Train Station - 5.4km
- Coogee Beach - 6.8km
- Fiona Stanley Hospital - 12km
- Fremantle Town Centre - 14km
- Perth CBD - 28km

**EXTRA DETAILS;**

- Built in 2000
- Land Size: 480sqm
- Total Roof: Approx. 141sqm
- Council Rates: Approx. \$1900 p/a
- Water Rates: Approx. \$1182 p/a

Close to Beeliar Primary School and only a short drive to Perth's CBD and the magnificent beaches at Cockburn Sound. Meve is a thriving, award-winning development where the residents are passionate about their community. Contact the Listing Agent, TANYA FORZATTI on 0417 181 841

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.