

47 Bellefontaine Grove, Mindarie, WA 6030



House For Sale

Sunday, 23 June 2024

47 Bellefontaine Grove, Mindarie, WA 6030

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 367 m2

Type: House



Tracy Laurence

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ALL OFFERS CONSIDERED

A FUSION OF STYLE, COMFORT AND LOCATION Such a pleasure to present to market this light filled, modern near new home in the Mindarie Catalina subdivision. Fabulous location on a corner block with easy access to all the facilities Mindarie offers. The family can take a walk down to the Marina, the new Mindarie Beach or even Claytons. Basils is only a stroll away as is Ocean Keys Shopping Centre. This home was Built in 2021 by 101 Residential consisting of 4 bedrooms, 2 bathrooms and 3 reception areas, laundry and good sized double garage with rear access. The design is perfect for a family offering upstairs space just for Mum and Dad and the kids have their own wing downstairs. Outdoors there is room for a swimming pool if desired, and the Alfresco is the perfect place for family BBQ's & enjoying the outdoor activities. Landscaped gardens complete this beautiful home which without a doubt will tick all your boxes. Packed full of features: - Double Garage with rear access and access into the home - Theatre room to the front of the home away from the bedrooms makes the perfect place to watch a movie without keeping the kids awake - Open planned Living/Dining and Kitchen is sure to be the hub of the home, it's the place to catch up after the day - Sliding doors lead out to the Alfresco which I am sure will be the place to enjoy summer evenings - Kitchen is stunning with island bench boasting waterfall ends, a huge walk in pantry, overhead cupboards, fridge recess, under bench 900cm oven and gas burner plus mirrored splash back - Bedroom 2, 3 & 4 are queen sized bedrooms all with double robes - Main Bathroom is so inviting with the curved bath, vanity and huge shower with a separate WC - Generous laundry presents with double linen - Upstairs takes you to the Master Bedroom with his and hers robes - Ensuite is spacious with plenty of storage, double sink vanity, enormous shower, heated towel rails and a separate WC - Upstairs Living area is the ideal retreat for Mum and Dad with kitchenette or bar facilities - Elegant feature ceiling with mood lighting- Sliding doors lead to the Balcony where you can enjoy a glass of bubbles and enjoy the ocean glimpses, reminding you the Marina is very close - Fully ducted Air-conditioning - Beautifully decorated on trend with todays designs and colours - High ceilings throughout - Skylight - Velux to the stairwell adding floods of light - Storage under the stairs - Solar 6.66km, 18 x longi317 panels - Double glazing - Shutters throughout most of the home - Outside blind on alfresco - Gas point in living area for future fireplace - Black finishes feature through out the home - Option for Intelligent Home Connection - Gas hot water system - Modern lighting and quality flooring - Block size 367m2 - Garden automated timer reticulation