

**77b Glenelg Avenue, Wembley Downs, WA, 6019**



**House For Sale**

Wednesday, 14 August 2024

77b Glenelg Avenue, Wembley Downs, WA, 6019

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## STUNNING BRAND-NEW BESPOKE FAMILY RESIDENCE

Discover this brand-new bespoke single-level residence, masterfully designed for harmonious family living with excellent zoning of living spaces. Featuring a northern rear aspect ensuring plenty of natural light throughout and custom built by Centro Design and Building, this property is crafted to cater to the discerning buyer seeking a stylish new home without enduring the design and construction process.

As you step inside, you'll be captivated by the large open-plan gourmet kitchen featuring a large scullery, quality stone benchtops, Bosch appliances, and breakfast bar. The spacious living and dining zones flow seamlessly to the alfresco entertaining area, creating the perfect setting for indoor-outdoor living. The media room and study near the entry provide additional spaces for work and play.

The master bedroom, located near the entry, boasts a spacious his-and-her walk-through robe and a luxurious ensuite with full-height tiling and dual basins. Three large secondary bedrooms with built-in robes share a family bathroom with a large shower and feature bath, while a powder room conveniently services the living areas. High ceilings enhance the sense of space and luxury.

The alfresco area is an entertainer's dream, complete with a built-in barbeque, bar fridge, and washed aggregate. The generously sized 514sqm lot provides ample space for a potential pool installation, making it an ideal home for families who love to entertain. This captivating residence is perfect to just move in and enjoy.

### THE PROPERTY:

- \* Spacious open plan living and dining zone flowing seamlessly to the alfresco entertaining area.
- \* Contemporary gourmet kitchen with large scullery, stone benchtops, plenty of cool white cabinetry, Bosch appliances, Fisher & Paykel dishwasher, and breakfast bar.
- \* Media room and study nook near the entry.
- \* Expansive alfresco with built-in barbeque, bar fridge, and washed aggregate.
- \* Master bedroom with spacious his-and-her walk-through robe and luxe ensuite.
- \* Three large secondary bedrooms with built-in robes.
- \* Family bathroom with large shower and feature bath.
- \* Powder room for living area.
- \* Well-designed landscaping, electronic gate, intercom and fencing.
- \* Alarm and security cameras.
- \* High ceilings and quality window treatments throughout.
- \* Double garage with storage area at the rear.
- \* Room for a potential pool in the generously sized backyard.
- \* Custom built by Centro Design and Building.
- \* Generously sized 514sqm lot.

### THE LIFESTYLE:

- \* 270m to Wembley Downs Tennis Club and Empire Reserve – great for exercising with pets and children.
- \* 400m to Luita Street Reserve with children's playground.
- \* 800m to Hale School and 1.4km to Newman College.
- \* 1.2km to The Downs Shopping precinct.
- \* 1.7km to Wembley Downs Golf Course and Churchlands Senior High School.
- \* 2km to Kapinara Primary School.
- \* 2km to The Empire Village Shopping Centre.
- \* 2.2km to North Floreat Beach.

\* 3.8m to Westfield Innaloo precinct.

This home has been meticulously finished to cater to the discerning buyer who desires a brand-new home without the time, and effort associated with managing a construction project.

Perfectly designed to facilitate seamless indoor and outdoor entertaining, this residence is the ideal sanctuary for modern family living. Seize this opportunity to secure a stylish new family home in a tranquil, leafy location - properties like this are rare and in high demand.

Please call exclusive listing agent Rob Walker on 0410 144 211 for more details.

Disclaimer: Whilst every care has been taken with the preparation of the details contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.