

# 79A Celebration Street, Beckenham, WA 6107

## House For Sale

Saturday, 29 June 2024



79A Celebration Street, Beckenham, WA 6107

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 531 m2

Type: House



Hasi Kodagoda  
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Darren Khose  
0894759622

## Offers

ALL OFFERS ARE TO BE PRESENTED BY 6.00PM ON WEDNESDAY 3RD JULY 2024, UNLESS SOLD PRIOR

Loaded with fantastic extra features and privately positioned to the rear, this impressive 3 bedroom 2 bathroom single-level home epitomises modern low-maintenance "lock-up-and-leave" living - and to an extremely high standard. Located on the sunny side of Beckenham, the location could not get any better. Enjoy the charm of a tree-lined street on the desirable East Cannington side. The headline act of the floor plan is a spacious open-plan living, dining, and kitchen area, where most of your casual time will be spent. This central hub boasts two ceiling fans, a corner pantry, sparkling kitchen bench tops, double sinks, a sleek white dishwasher, and quality stainless-steel range-hood, gas-cooktop and oven appliances. A larger master-bedroom suite highlights the sleeping quarters with its ceiling fan, separate "his and hers" walk-in wardrobes, and intimate ensuite bathroom - comprising of a generous shower, a powder vanity, under-bench storage space, and more. Both spare bedrooms have ceiling fans also and are serviced by a stylish main bathroom, where a shower and separate bathtub help cater for everybody's personal needs. Outdoors and off the living zone lies a delightful covered alfresco-entertaining area, with a connecting patio - just in case extra room is required for those special occasions. There is also no common driveway to speak of here, meaning ample parking space on offer for all involved. Outstanding schools, shopping centres, and public transport are all nearby, whilst this exceptional residence falls within very close proximity to the local Beckenham IGA supermarket, new state soccer stadium, major arterial roads, sprawling neighbourhood parklands, and even the spectacular multi-million-dollar Mills Park sport and recreation complex redevelopment. This one is guaranteed to leave a favourable impression! Other features include, but are not limited to:

- Six-Star energy rating (cavity wall insulation)
- Wide feature front entry door
- 31-course high ceilings
- Stylish timber-look flooring
- Fridge plumbing
- Full-height built-in robes
- Functional laundry with full-height linen storage, additional under-bench cupboard space and external/side access for drying
- Solar-power panels
- Ducted and zoned reverse-cycle air-conditioning
- Internal double power points throughout
- R4.0 batt insulation to roof
- NBN internet connectivity
- Water-proof outdoor power point under the alfresco
- Outdoor television point - to the alfresco area
- 26L instantaneous gas hot water system
- 100mm house slab - with F72 mesh
- Extra footing with reo bar
- E-vent on roof
- Proof-coated gutters
- Easy-care gardens
- Double carport - with a side storage/bench/workshop area and an internal shopper's entry door, leading into the laundry
- Power points in the carport - for future roller-door provisions
- Shade sail preceding the carport
- Powerpoint in the driveway
- Room to park a boat, caravan, or trailer at the front of the property
- Storm-water management plan completed
- Block size - 531sqm (approx.)
- Built in 2016

Distances to (approx.):

- Gibbs Street Primary School - 1.8km
- Beckenham Train Station - 1.9km
- Westfield Carousel Shopping Centre - 3.2km
- Perth Airport (T1 & T2) - 10.1km
- Perth CBD - 13.9km
- New Sam Kerr Soccer Stadium - 1.9KM

Water rates: \$1,315.32 p/a (approx.) Council rates: \$2100.00 p/a (approx.) Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.