

Sold



3 Moorland Way, Burns Beach



2ND CHANCE!! - FINANCE FALLLOVER

Your Oasis By The Beach

One of just eight houses on a tranquil Burns Beach street that is nestled just metres away from the gorgeous Grand Ocean Park around the corner, this quality 4 bedroom 2 bathroom family home defines low-maintenance coastal living and will pleasantly impress throughout.

Gleaming Bamboo floorboards warm most of the residence's interior, including a spacious open-plan family, dining and kitchen area that is infused with natural sunlight and boasts a recessed ceiling, gas-bayonet heating, sparkling stone bench tops, double sinks, a water-filter tap, a walk-in pantry, glass splashbacks, range hood, a six-burner Smeg gas cooktop/oven, a Dishlex dishwasher and a breakfast bar for casual meals. This part of the floor plan also seamlessly extends outdoors to a private rear alfresco-entertaining area with its own gas connection for a barbecue, overlooking a shimmering solar-heated lap pool and its striking feature waterfall.

Doubling living options is a generous theatre room off the entry foyer, only inches away from a carpeted master-bedroom suite that enjoys its own commodious proportions as well as a large walk-in wardrobe and fully-tiled ensuite bathroom – shower, heat lamps, twin vanities, toilet access, bubbling spa bath and all. There is also an activity room off the minor sleeping quarters that can easily be set up as either a study or additional media room,

4 2 2 2 530 m2

Price	SOLD
Property Type	Residential
Property ID	15412
Land Area	530 m2

Agent Details

Adam Whitford - 0406 616 608

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman,
WA, 6017 Australia
08 9207 2088

XCEED 
REAL ESTATE

depending on your personal needs.

Close to the Bramston Park Community Centre, top schools, shopping at Currumbine Central, world-class golf at Joondalup Resort, public transport at Currumbine Station, the freeway, seaside cafes and restaurants, Mindarie Marina and the glorious surf and sand at beautiful Burns Beach, this immaculate haven will please your loved ones in every aspect. "Simply stunning" is an understatement!

Other features include, but are not limited to:

- Double doors to the theatre room, along with a recessed ceiling
- Extra-large remote-controlled double garage with room for storage, internal shopper's entry and rear roller-door access
- Carpeted 2nd/3rd/4th bedrooms with built-in robes
- Fully-tiled main bathroom with a separate bath and shower
- Dual-access toilet off the master ensuite
- Fully-tiled laundry with ample storage options, plus outdoor access
- Separate fully-tiled 2nd toilet
- Double linen press
- Feature double-door entrance
- Ducted and zoned reverse-cycle air-conditioning
- Solar-power panels
- Profile doors throughout
- Feature down lighting
- Quality blind fittings
- Gas hot-water system
- Colour-bond fencing
- Foxtel connectivity
- Easy-care reticulated front lawns and gardens
- Low-maintenance 530sqm (approx.) block
- Side access

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.