

Leased



13 Huxleys Trail, Burns Beach



Casual Coastal Luxury

Soak up the sun and the sensual sea breezes from this entertainer's dream

This warm and inviting family home has been exquisitely planned and combines impeccable design with a relaxed lifestyle. The layout has been exceptionally well thought out - all bedrooms are well separated, and there is additionally good separation between the living zones and the bedrooms. This is one of the largest single storey 4 bedroom 2 bathroom homes in Burns Beach with an impressive 242sqm of cleverly designed living space.

The spacious open plan living areas will impress with their high 31 course ceilings and solid blackbutt timber floors. There is a seamless integration of indoors and out, which adds to a general sense of space and light throughout. The seamless integration of the garden continues into the kitchen, which enjoys a charming corner window giving enchanting glimpses of the Aqua Technics solar heated pool and alfresco beyond. The design of the pool wrapping around the main living areas sets the tone for entertaining this summer

The undercover Alfresco area has been designed for year round entertaining with glass sliding doors and large windows wrapping around an alfresco garden with neat established and fully-reticulated garden and flower beds - unusually large for Burns Beach

Located just 2 minutes from the beach, coastal café and restaurants, walking

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Price	\$650 per week
Property Type	Rental
Property ID	15483

Agent Details

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and cycling paths, Marmion Marine Park, and 2 minutes from public transport, the freeway, schools and more. The real charm in this breath-taking contemporary home is its location, built on well sized 584 sqm block in a whisper quiet street with no neighbours to the front only bushland.

This is a thoroughly lovely home, with quality finishes throughout. Don't hesitate to view and find out how simple and pleasant your life could become.

Things you WILL love about this home:

- King size main bedroom with ensuite and walk in robe. Large sliding doors open up to the Pool.
- 3 Double Size bedrooms all with large robes
- Open plan Kitchen, Dining and Living with high 31 course ceilings
- Large kitchen with ample cupboards and soft close drawers
- Stone bench tops
- Dishwasher
- Stainless steel Omega Appliances 900mm gas hotplate, range hood and fan forced oven
- Water plumbing to fridge
- Daikin ducted and zoned reverse-cycle air-conditioning
- Solar heated Aqua Technics concrete pool (featuring safety ledge seat along the length of the pool)
- Quality Blackbutt wooden flooring throughout most of the home including bedrooms
- Timber Decked Alfresco with Gas bayonet point
- Close to beach
- Close to Schools
- Close to Shops
- Close to Transport
- Close to restaurants
- Close to Freeway

pool maintenance included in the rent

Other features include, but are not limited to:

- Aggregate Driveway and Portico
- Large double garage with extra storage area
- 2 large linen closets
- Ample Digital TV points
- Conduit setup for surround sound speaker system to theatre room which is also connected alfresco area
- Large luxurious bath in main bathroom
- Either games, study or Theatre room can easily be converted into 5th bedroom
- Home Theatre room with surround sound wiring ready to go
- Timber Decked Alfresco with Gas bayonet point
- Feature lighting including dimmers in theatre, main bedroom, dining, living, games room & alfresco
- Double power points throughout entire home

This exemplary residence has to be seen to be fully appreciated. The definition of perfect!

Property Code: 15483

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