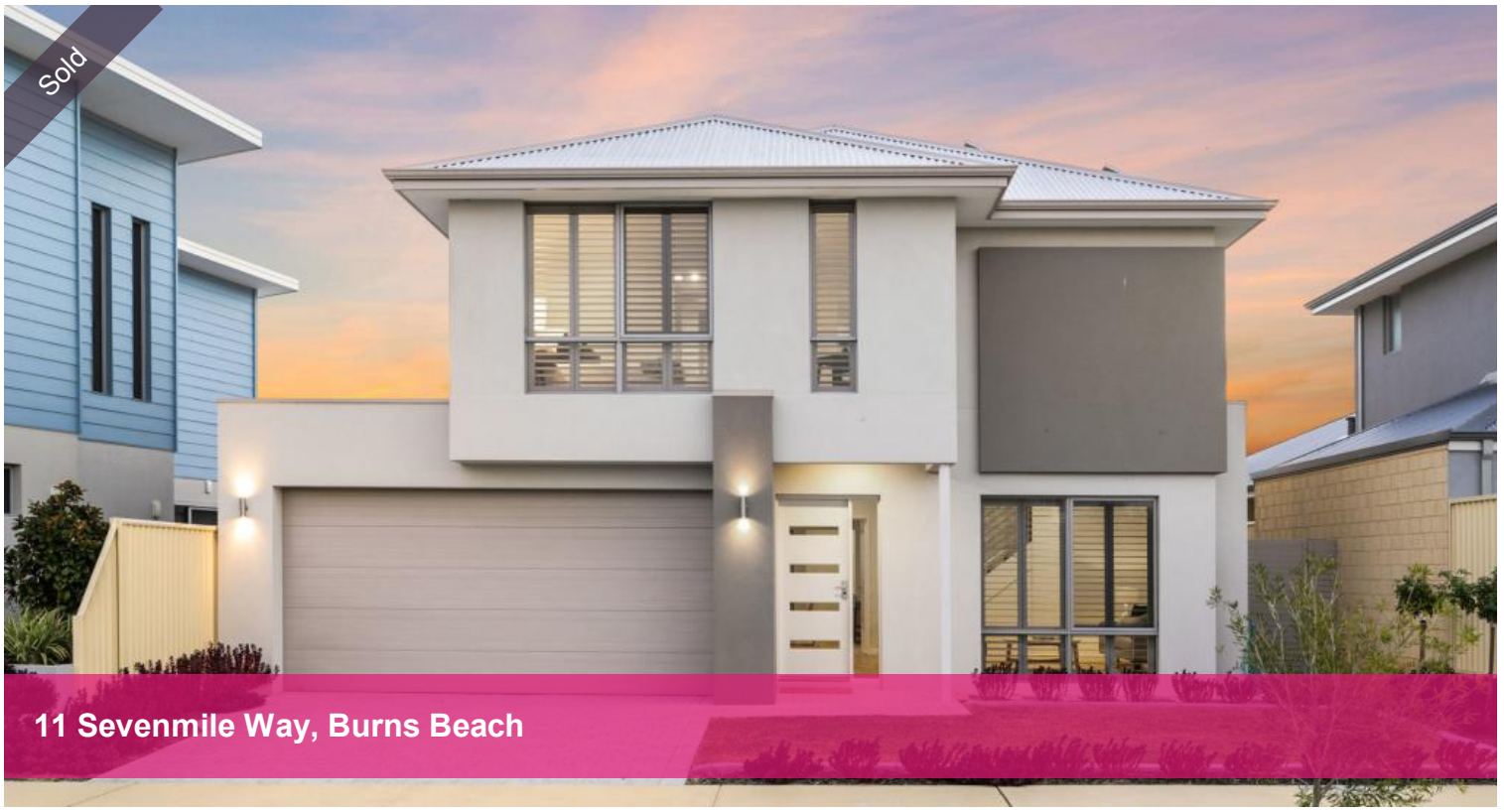








A Picture of Parkside Perfection!

4 3 2 416m2

Stunning modern living awaits you from within the walls of this near-new 4 bedroom 3 bathroom two-storey residence that has barely been lived in and splendidly overlooks beautiful McIntyre Park and a fantastic family playground whilst enjoying a very close proximity to glorious Burns Beach itself.

Downstairs, quality low-maintenance flooring graces a welcoming front lounge room with gorgeous views of the lush parklands across the road, as well as servicing a spacious open-plan family, dining and kitchen area where most of your casual time will be spent. Before seamlessly extending outdoors to a private rear entertaining alfresco and a sprawling L-shaped backyard with plenty of green grass of its own, an immaculate kitchen setting will capture the imagination of the resident chef through its sparkling stone bench tops, attractive glass splashbacks, ample storage options, double Clark sinks, seemingly-endless pantry storage space, a Fisher and Paykel dishwasher, twin AEG ovens, a five-burner AEG gas cooktop and a breakfast bar for quick meals.

Also on the ground floor lie a laundry off the kitchen, a fourth bedroom with a walk-in wardrobe, a third or “guest” bathroom with a shower, toilet and stone vanity and a generous remote-controlled double garage, consisting of a

Price	SOLD
Property Type	Residential
Property ID	15993
Land Area	416 m2

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powered storage recess, internal shopper's entry and external access to the back of the property. Upstairs, a carpeted study nook services the main sleeping quarters where the headline act is a huge master-bedroom suite and its large walk-in robe, a pleasant park vista to wake up to, rays of lovely morning sunshine filtering through and a well-appointed ensuite – shower, separate toilet, twin "his and hers" stone vanities and all.

Only minutes away from the Burns Beach Foreshore Park and the popular Burns Beach Café & Restaurant and so close to top schools, excellent shopping at Currambine Central, world-class golf at Joondalup Resort, public transport at Currambine Station, the freeway and magnificent Mindarie Marina, this dream location has "coastal convenience" written all over it. Impressive is an understatement!

Other features include, but are not limited to:

- Double doors that shut off the front lounge and entry from the main living-zone hub
- Carpeted upstairs bedrooms and study nook
- 2nd/3rd upper-level bedrooms with BIR's
- Main upstairs bathroom with a shower, separate bathtub and a stone vanity
- Separate upper-level toilet and linen press
- Low-maintenance flooring to the downstairs 4th bedroom
- Practical laundry with ample storage space, tiled splashbacks and outdoor access off the kitchen
- Outdoor power points to the alfresco
- Solar-power panels
- Ducted and zoned reverse-cycle air-conditioning with touch-pad controls
- Feature down lighting
- Feature skirting boards
- Quality blind fittings throughout
- Feature white plantation timber window shutters
- Gas hot-water system
- Reticulation
- Lush front lawns
- Easy-care gardens
- Low-maintenance 415sqm (approx.) parkside block with heaps of room for a future swimming pool at the rear
- Side access
- Surrounded by other top-quality coastal properties

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.