



**45 Pentecost Avenue, Beechboro**



## OPTIONS AND SPACE APLENTY IN BEECHBORO!

Opportunities like this don't present themselves too often! Take advantage of space aplenty in this sensational four-bedroom two-bathroom home on a generous 725sqm corner block. Positioned on a desirable parcel of land in family-friendly Beechboro, utilise this land to re-build and create your own dream family home, renovate and extend or reap the benefits of potential of subdivision with R20/35 zoning.

A fabulous opportunity for the growing family, or investor looking to add to their portfolio, this home features a functional layout for families seeking a central space for everyone to come together as well as enough room for some privacy and quiet time, all within an arm's length from all major amenities.

At the front of the home lies a bright living room with timber style flooring, offering a private space to relax and unwind from the rest of the home while a tiled, open-plan family, meals and kitchen area doubles as the casual hub of the home. The kitchen is fitted with modern appliances with the convenience of a pantry, overhead cupboards and double sink. All three bedrooms within the interior of the home are of a good size, all with shelved alcove/walk in robes while the spacious main bedroom also boasts a private ensuite with garden views.

From the heart of the home, open your sliding doors and make use of a fabulous, paved area that wraps around the property, with an undercover patio perfect for alfresco family dinners, BBQs and play space for the little

4 2 2 725 m2

<b>Price</b>	SOLD for \$680,000
<b>Property Type</b>	Residential
<b>Property ID</b>	30987
<b>Land Area</b>	725 m2

### Agent Details

Ahsan Mustafa - 0420 270 173

### Office Details

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

**XCEED**   
REAL ESTATE

ones where you can extend your outdoor living beyond the summer months. The hero of this home, however, is all the extra space it brings, offering so many options for the busy family. Aside from the two living areas inside, there is also a detached separate studio with its own private access, serving as either a huge fourth bedroom, teenagers retreat, artist's studio or hobby room.

The huge back yard features raised beds, palm trees and a huge, elevated area just waiting for the next owners to add their own touches - a blank canvas easily large enough for a trampoline, swings set or even a swimming pool, home extension or subdivision – you are only limited by your imagination here!

Just moments from parks, quality schools and Beechboro Shopping Centre, with Morley Galleria just 10 minutes away, plus easy access to Reid Highway and public transport, this is an opportunity you do not want to miss!

Features include:

Four bedrooms

Main bedroom with walk in robes, ensuite

Second bedroom with walk in robes

Fourth bedroom/studio – teenage retreat/hobby room

Tiled open plan living/kitchen/dining areas

Kitchen features overhead cupboards, double sink, pantry, built in oven

Separate living area

Double carport

Huge undercover patio/alfresco area plus raised garden

Separate family bathroom /laundry

Good sized elevated backyard

Timber style flooring

Reverse cycle split system air-conditioning in living room and detached studio

Garden shed

Location (approx. distances):

Ottawa Park 600m

Beechboro Primary 1.2km

Beechboro Shopping Centre 1.2km

West Beechboro 1.4km

Kiara College 2.0km

Beechboro Memorial Park 2.4km

Morely Galleria 7.1km

Chisholm Catholic College 7.5km

For expressions of interest, please contact Ahsan Mustafa at [ahsan@xceedre.com.au](mailto:ahsan@xceedre.com.au) or phone 0420 270 173 for additional details.

*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.*