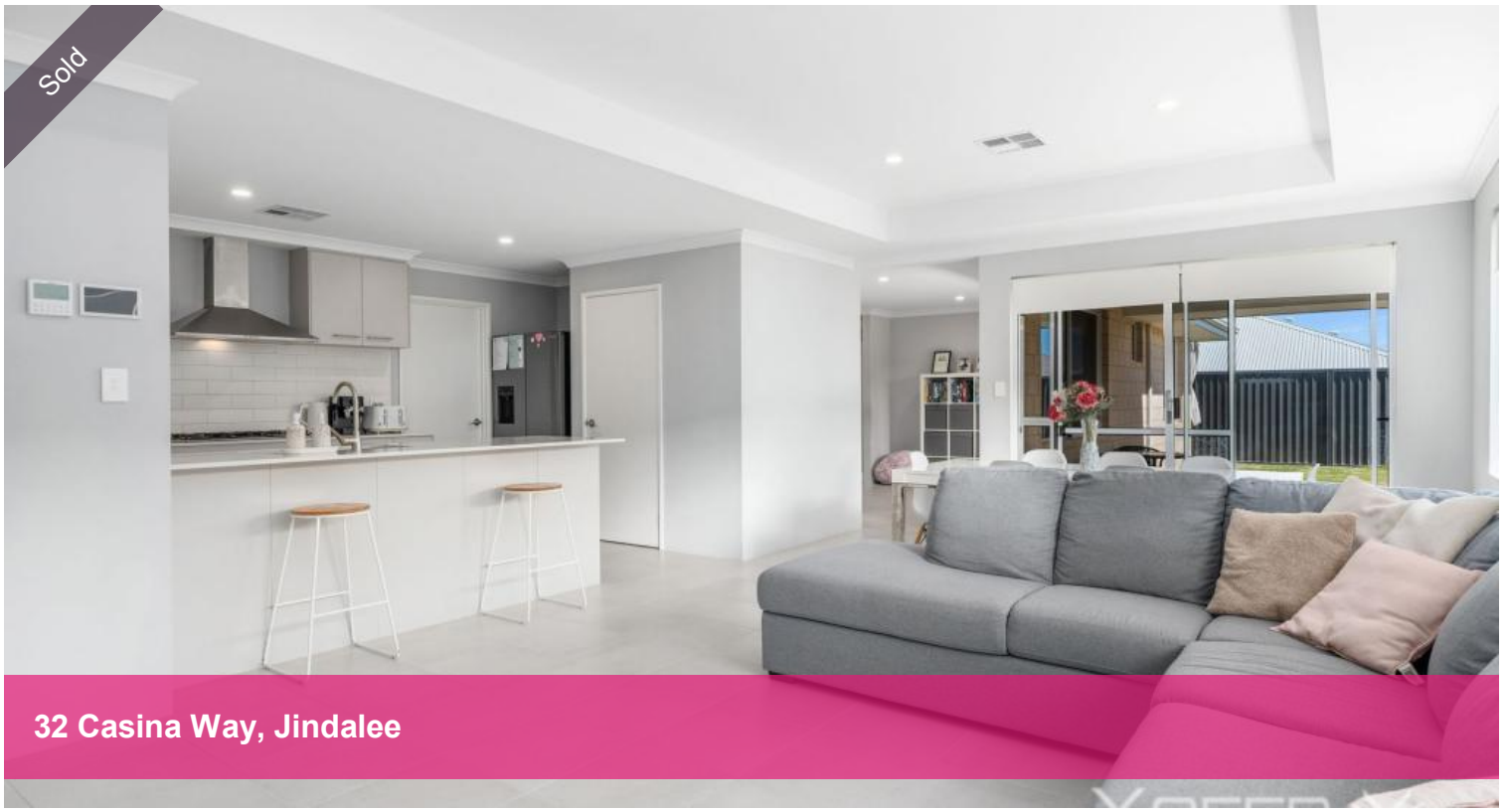








Seaside Bliss!

Sun and surf — this fantastic 4 bedroom 2 bathroom family home at Eden Beach truly does have it all.

Get ready to claim a prime modern example of comfortable coastal living. A stylish design, sensual sea breezes and a lifestyle that blends relaxation with contemporary quality — whether you're looking to invest, move in or make the most of both, this gem of a buy is the perfect catch.

A separate carpeted front lounge room welcomes you inside with its striking recessed ceiling and can be anything you want, or need, it to be – from a theatre room to a home office or even a play zone for the kids.

The airy and functional open-plan family, dining and kitchen area is also impeccably tiled and boasts a feature recessed ceiling of its own, alongside sparkling stone bench tops, a breakfast bar, double sinks, subway-tile splashbacks, double ovens and exceptional stainless-steel range-hood, gas-cooktop and dishwasher appliances.

A generous master-bedroom suite feels more like a retreat due to its generous proportions and plays host to a walk-in wardrobe, as well as a sleek ensuite bathroom with a stone vanity, shower and separate toilet.

There is also a tiled activity room that services the minor sleeping quarters – and young ones – doubling as another hobby or games space for all

4 2 2

Price	SOLD for $885,000
Property Type	Residential
Property ID	31469

Agent Details

Adam Whitford - 0406 616 608
Ken Yan - 0488 886 698

Office Details

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

XCEED REAL ESTATE

generations next to three large spare bedrooms and a light-filled main family bathroom with a shower, separate bathtub and a central stone-vanity basin for pampering.

At the rear, a terrific outdoor alfresco-entertaining area can be seamlessly accessed from the main living space and precedes a private backyard setting with lawn and more than enough room for a future swimming pool, if you are that way inclined.

The fabulous Eden Beach Lookout and Playspace is only walking distance away, as is Eden Beach itself – stunningly situated right between Jindee Beach and Alkimos Beach. Lush local parks, restaurants, award-winning The Beach House, medical facilities and shopping villages are also nearby, as are a host of outstanding schools (including Alkimos College and John Butler Primary College), Butler Train Station and even the freeway. Impressive convenience on the coast beckons here – as does a unique opportunity in which to secure your future, in more ways than one!

Other features include, but are not limited to:

- Storage pantry
- Carpeted bedrooms
- 2nd/3rd/4th bedrooms with full-height built-in robes
- Separate laundry with storage and external/side access for drying
- Separate 2nd toilet
- Ducted reverse-cycle air-conditioning
- Down lights
- Low-maintenance lawns and gardens
- Double lock-up garage – with internal shopper's entry
- Easy-care 375sqm (approx.) block with excellent street appeal in the sought-after “Eden Beach Estate”

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.