

# 1 Pravia Way, Alkimos, WA 6038

**Realmark**

## House For Sale

Thursday, 26 December 2024

1 Pravia Way, Alkimos, WA 6038

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 446 m<sup>2</sup>**

**Type: House**



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## Price on Application

Set Date Sale All offers presented Sunday 19th January 2025 at 5 pm What to love Stunningly overlooking the lovely Alford Park playground, picnic and communal table-tennis areas from its commanding corner position, this sublime 4 bedroom 2 bathroom family home oozes style and substance, within the sought-after "Trinity Estate" at Alkimos. Inside, a spacious study makes for the perfect nursery – adjacent to a huge front master-bedroom suite with a walk-in wardrobe and an intimate ensuite bathroom, boasting a shower, twin "his and hers" vanity basins, a separate toilet and all. A generous home theatre room with sliding doors doubles personal living options, away from the expansive open-plan living, meals and kitchen area – a functional family hub at the centre of it all and playing host to a walk-in pantry, sleek stone bench tops, funky pendant light fittings, attractive tiled splashbacks, a microwave nook, a stainless-steel Solt dishwasher and excellent stainless-steel Blanco range-hood, five-burner gas-cooktop and under-bench-oven appliances. Outdoors and off the main living zone lies a delightful covered alfresco, with a ceiling fan and a gas bayonet for barbecues with friends on a warm summer evening. The picturesque backdrop to it all provided by a splendid courtyard extension, as well as a carefree backyard setting with artificial turf. Only footsteps away sit Alkimos Primary School, bus stops and other lush local parklands, with Trinity Village Shopping Centre, the freeway, Alkimos Train Station, St James' Anglican School, the Northshore Christian Grammar School, other excellent educational facilities, more shopping at The Gateway precinct, beautiful Alkimos Beach, seaside cafes and restaurants and so much more also within arm's reach, for living convenience. Quality coastal living has never been more impressive. What to know The second and third bedrooms have built-in robes, whilst the fourth bedroom comprises of a walk-in robe, for good measure. Servicing the minor sleeping quarters is a stylish main family bathroom with a shower and separate bathtub. A separate second toilet sits adjacent, as does a practical laundry with under-bench storage and access out to the side of the home, for drying. Extras include carpet in the bedrooms, study and living areas, tiled kitchen and wet-area flooring, a walk-in linen press, ducted reverse-cycle air-conditioning, down lights, bathroom heat lamps, outdoor power points, low-maintenance gardens, a side-access gate and a secure double lock-up garage – with internal shopper's entry and external/side access to the rear of the property. The list goes on. This one, ladies and gentlemen, is destined to please. Main features- 4 bedrooms- 2 bathrooms- Study- Theatre room- Large open-plan living/meals/kitchen area- Alfresco entertaining- Double garage- Easy-care 445sqm (approx.) corner block- Built in 2013 (approx.)- Year Built: 2013- Council rates: \$2,137.87- Water rates: \$1,173.18 (2023-24)- Zoning R20\*\*\* Currently leased until 27th June 2025 @ \$700 per week\*\*\*