

**11 Persian Street, Eglinton, WA, 6034**



**House For Sale**

Tuesday, 19 November 2024

11 Persian Street, Eglinton, WA, 6034

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **AMBERTON BEAUTY !!**

It gives me great pleasure to introduce this well presented & generously sized 3 bedrooms, 2 bathrooms home with the bonus of a study / nursery or potential 4th bedroom.

Also boasting an enclosed home theatre, this sizeable home offers over 180sqm of living (245sqm under main roof) and is nestled on a 375sqm block in the increasingly popular Amberton Estate in Eglinton.

This popular coastal suburb, oceanside of Marmion Avenue, offers Amberton bar and restaurant overlooking the Ocean a short distance away, alongside other amenities like a skate bowl, fully-fenced dog park, AFL-sized sports field, Pirate Playground and Scooter Park at Amberton Beach.

A new primary school opens ready for the 2025 school year, with the train line recently extended to Eglinton and the freeway through to Alkimos, now is the perfect time to buy in this beachside community.

A quality Ventura Homes build with an impressive chefs kitchen, high ceilings to the main living areas, large undercover alfresco entertaining space with café blinds and plenty of extras including ducted and zoned reverse cycle air conditioning and Solar Panel system.

Perfect for a growing family, with a large separate theatre room, home office or studio ideally located at the front and spacious open plan meals and living, you can enjoy time together as well as their own space when needed.

Some of the many features of this stylish residence include;

- Master suite with dual walk in robes, neutrally decorated modern ensuite with shower, vanity and separate toilet
- Home Office/Nursery/studio with stylish barn door
- Spacious and bright open plan meals and living area finished with floor boards
- Spacious chef's Kitchen is truly the hub of the home, with stone bench tops, an abundance of base and overhead cupboards and drawers, 900mm gas cook top, electric oven and rangehood, built in pantry and double fridge recess
- Theatre is a fantastic size with feature barn doors enclosing it, perfect for the whole family to enjoy home movie nights or the big game.
- The main living area flows seamlessly out to the undercover patio area, ideal for indoor/outdoor entertaining with family and friends
- Along a separate hallway are bedrooms 2 and 3, both queen sized with built in robes together with the family bathroom, laundry with access to the side and the 2nd toilet as well as a double storage / linen cupboard
- The Double garage offers a secure shoppers' entrance into the home

Property built in approx. 2015

Block size 375sqm

Living Area approx. 181sqm / 245sqm Under Main Roof