

**116 Amazon Drive, Beechboro, WA, 6063**

**Professionals**

**House For Sale**

Saturday, 16 November 2024

116 Amazon Drive, Beechboro, WA, 6063

**Bedrooms: 4**

**Bathrooms: 2**

**Type: House**



Andrew Fisher

0403675737

## A STANDOUT FAMILY HOME

Some homes simply stand out from the rest, and this is one. Why? First and foremost, it has been a family home for many years - one family built their life here and you can feel it. That means a well-cared for home that is move in ready and also one that will suit the largest of families.

The second reason is the size - there might be other 4x2s around at this price but not with this kind of floor space or this kind of presentation. And with over 200sqm of living, on a large block in one of the area's best precincts, you are on a winner whichever way you look at it.

Another big feature here is the parking - triple garages mean the whole family can park here which is important as they grow up - because they stay a lot longer these days! And being set so far back off the road it is super private and quiet too!

Inside this wonderful brick and tile home, there are two big living areas, one is a large lounge diner and the second the informal living which incorporates the family / games which is looked over by a fully refreshed kitchen with rangehood, wall oven and 900mm hotplates. All 4 bedrooms are extraordinarily spacious and there is ample storage and robe space throughout. There are 2 fantastic bathrooms and one of them is renovated as well, so that is another thing you won't need to worry about!

There are crisp light-coloured ceramic floors throughout this home, so it is low allergy and low maintenance. There are loads of natural light here and combined with the recessed lighting and neutral colour palette it feels like home. For comfort, you have a whole home ducted cooling system - goodbye hot summers!

Out back is a large, covered pergola for entertaining, lots of grassed areas for the pets to play, a small workshop and established plants including a prolific curry tree!

With so much to love and so much to say, it is probably best that you come and take a look at this home by calling to view and we will book a time for you to see it - it certainly will not disappoint but by the same token - it will not hang around either! We look forward to hosting you.

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract.

Scammers are actively targeting real estate transactions. Due to the increasing number of attempted frauds in our industry and in the interest of protecting your funds we will not provide our trust account details via email. Please contact our agency to confirm deposit details prior to doing any transfers.

Aggressive behaviour and any form of verbal or physical abuse towards our employees will not be tolerated. Our teams are working as hard as they can, please be patient as we do our best to assist you.