

**14 Yabbara Ave, Burns Beach, WA, 6028**



**House For Sale**

Tuesday, 26 November 2024

14 Yabbara Ave, Burns Beach, WA, 6028

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## A Family Special!

Auction Location: Online Auction

For sale by Open Negotiation (flexible conditions online auction). Contact the sales agent immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval. Final Bidding Stage on Tuesday 10th December at 6pm.

This stunning 5 bedroom 2 bathroom home with attractive street appeal in beautiful Burns Beach offers the perfect blend of style, comfort and functionality.

From the moment you walk through the door, you'll be wowed by the sleek design and high-quality finishes that make the residence truly special. Welcoming you in is a carpeted open-plan formal lounge room and office space that can be set up any which way you like, even leaving scope for potential formal dining.

Also off the entry is a sublime master-bedroom suite where a striking recessed ceiling and a large walk-in wardrobe meet a private ensuite bathroom – shower, separate bathtub, twin “his and hers” vanity basins, access into the two-way powder room and all. A nearby fifth bedroom-come-study can be whatever you want it to be.

Two gorgeous single French doors – off the formal zone and tiled entry foyer – reveal a commodious open-plan family, meals and kitchen area, where most of your casual time will be spent. The gourmet kitchen itself plays host to a computer nook – or “drop zone” – by the shopper's entry door, double sinks, stainless-steel Westinghouse gas-cooktop and range-hood appliances, a stainless-steel under-bench Miele oven and a modern stainless-steel Miele dishwasher, for good measure.

Separate double French doors lead into a huge carpeted multi-purpose games – or theatre – room with a picture window so you can keep an eye on the kids within their own versatile study/activity nook. There, a built-in custom L-shaped desk doubles as a multi-person workstation, ideal for homework and reading.

The generous second, third and fourth bedrooms all have built-in double robes and are serviced by a light-filled main family bathroom (with a shower and separate bathtub), a powder room and a delightful laundry with full-height double-sliding-door linen storage, under-bench cupboards and external/side access for drying.

The magic continues outdoors, where a beautifully-landscaped backyard awaits. Relax under the stylish alfresco area off the main living space, enjoy the peaceful ambience created by a lovely backyard-lawn setting or dive into the sparkling below-ground swimming pool – a private summer oasis that is ideal for entertaining or unwinding.

The new Burns Beach Primary School sits just around the corner from your front door, along with the lush green Bramston Park and the Bramston Park Community Centre. The popular Sistas Burns Beach Café & Restaurant is also nearby, as are shopping and entertainment at Currambine Central, the new Iluka Plaza shopping precinct, the sprawling Iluka Sports Complex fields, bus stops, the freeway, Currambine Train Station, the magnificent Mindarie Marina, the exciting Ocean Reef Boat Harbour redevelopment, world-class golf at Joondalup Resort, the Joondalup CBD, Beaumaris City Shopping Centre and other top schools and educational facilities. This isn't just your standard home – it's a desirable coastal lifestyle to embrace, for many years to come!

Other features include, but are not limited to:

- ☑ Feature wall recesses in the front lounge room
- ☑ Tiled kitchen splashbacks
- ☑ Breakfast bar
- ☑ Stylish meals-area light fittings

- Separate French door to the minor sleeping quarters
- Bamboo floorboards in the study/activity nook
- Carpeted bedrooms
- Ducted and zoned reverse-cycle air-conditioning
- Security-alarm system
- Feature ceiling cornices
- Feature skirting boards
- Outdoor lights
- High rear garden walls, for added privacy
- Established lawns and gardens
- Double lock-up garage – with roller-door access to the backyard
- Extra driveway and verge parking space
- 601sqm (approx.) block