

# 17 Balwyn Avenue, Caversham, WA 6055

## House For Sale

Thursday, 9 January 2025

**EARNSHAW**

*Real Estate*

17 Balwyn Avenue, Caversham, WA 6055

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 357 m2**

**Type: House**



Randi Macpherson  
0408559247

**From \$779,000**

Oh hey, dream life calling! This home is where style, convenience, and a big dollop of "why didn't we do this sooner" comes together in one fantastic package. Sitting pretty in Caversham, right across from a park that's begging for cartwheels and catch ups, dog zoomies and sunset chats over a cool beverage, this 2018-built home offers everything you need and nothing you don't. Whether you're looking for a fresh start, ultimate lock-and-leave, or a no-fuss downsizer, you've just found your perfect place to land. Inside is a smart layout that feels spacious and welcoming from the moment you enter. The open-plan kitchen, dining, and living area is the heart of the home, filled with natural light from those gorgeous black-framed windows. The kitchen is all about style and function, with stunning stone benchtops, a textured tile splashback, and premium appliances like a 900mm Smeg oven, gas cooktop, and Fisher & Paykel two drawer dishwasher. Love a bit of good storage? There's plenty, including soft-close cabinetry, a walk-in pantry, and a plumbed fridge recess. The living area flows seamlessly, complete with a built-in TV unit and ready-to-go Foxtel hookup. Need extra space? The theatre room offers flexibility; it could be a home gym, a playroom for the littles, or even enclosed to create a very large fourth bedroom. Features include: • Modern 2018-built home • 3 bedrooms • 2 bathrooms • Theatre/gym (or optional 4th bedroom) with TV included! • Open plan kitchen, dining & living room with built in TV unit • Beautifully appointed kitchen with stone benchtops, textured tile splashback, Oliveri European double sink, plumbed fridge recess, multiple soft-close cupboards, drawers & overheads & walk-in pantry • Quality appliances include 900mm Smeg oven & gas cooktop, stylish rangehood, & Fisher & Paykel 2-drawer dishwasher • Main bedroom with 2 walk-in customised wardrobes • Ensuite features stone benchtops, large raised basin, glass shower with dual rain shower heads & separate WC • 2 secondary bedrooms with built-in mirrored wardrobes • Family bathroom with stone benchtops, single vanity, bath, glass shower & separate WC • Laundry room with mirrored linen cupboard • Lovely large ceramic tiling throughout main living & plush carpeting to the bedrooms & theatre • Large black framed windows (front windows tinted) • LED downlights & Clipsal Iconic light switched throughout • 5 TV points & Foxtel • High ceiling throughout main living, main bedroom & theatre • Neutral grey walls & stylish black accents throughout • Ducted & zoned reverse-cycle air-conditioning • 5kw solar panels • Dahua CCTV with 8 cameras & security alarm (both app controlled) • Security screened doors • Gas instantaneous hot water system • Covered side alfresco entertaining area • Outdoor gas point for BBQ • Gated front garden with covered front verandah • Beautifully landscaped with freshly mulched gardens on automatic reticulation • Fully Colorbond fenced with rear & dual side gate entry • 2 car garage with shelving included, service entry into the home, & access via back laneway • Beautiful modern home on 357m<sup>2</sup> low maintenance block • Located across from a park/playground Outside is a true study of how low-maintenance, fuss-free living can still be full of thoughtful touches. The front garden is gated and neatly landscaped, complete with a covered verandah for quiet morning coffees. Around the side the alfresco entertaining area is ready and waiting for the best BBQs, with a built-in gas point making entertaining life so much easier. The gardens are freshly mulched, reticulated, and practically look after themselves, while full Colorbond fencing and dual side gates keep things private and secure. The double garage, accessed via the back laneway, makes coming and going a breeze and security is sorted, too, with an app-controlled CCTV system with an 8-camera setup, and a security alarm to give you peace of mind. With every single detail taken care of, all you need to do is move in! For more information on 17 Balwyn Avenue Caversham or for friendly advice on any of your real estate needs please call Randi Macpherson on 0408 559 247. \*Disclaimer: the team at Earnshaws Real Estate has used our best endeavours to ensure the information here is accurate, but prospective purchasers should always make their own enquiries with the relevant authorities to verify the information in this listing. We accept no liability for any errors, omissions or inaccuracies. All boundary lines, measurements and sizes on our images are approximate.