

**21 Birkett Avenue, Beeliar, WA, 6164**

**House For Sale**

Monday, 18 November 2024



21 Birkett Avenue, Beeliar, WA, 6164

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Discover Your Perfect Lifestyle

Welcome to your dream home or investment opportunity! This charming property offers the perfect blend of comfort, convenience, and potential.

This home on prime corner block puts you within easy reach of all the amenities you need, making it an ideal choice for families, first-time homebuyers, or savvy investors.

The master bedroom, carpeted for comfort, features a spacious walk-in robe. The ensuite bathroom offers a vanity, shower, and toilet. Two additional bedrooms, both carpeted and equipped with built-in robes, provide ample space for family or guests. The main bathroom, complete with a vanity, shower and bath. The laundry is equipped with a convenient doggy door and a linen cupboard, providing practical storage solutions for everyday needs.

Multiple living zones cater to various lifestyles, offering a formal lounge room at the front of the house and a spacious open-plan family and meals area seamlessly connected to the kitchen. The kitchen, while functional, offers an opportunity for a tasteful renovation to suit your personal style. It currently features a breakfast bar, double sink, convenient pantry, dishwasher, gas hot plates, electric oven, providing a solid foundation for culinary endeavours.

The backyard is an entertainer's dream, featuring an alfresco area plus a huge patio. The easy-care artificial turf in both the front and back yards minimizes maintenance, while the retained garden beds with reticulation add a touch of greenery. A convenient garden shed provides ample storage space for outdoor tools and equipment.

### PROPERTY FEATURES;

- Separate second toilet
- Security screen external doors
- Gas bayonet point
- Ducted evaporative air conditioning
- Reticulated garden beds
- Gas hot water system
- Double garage with shoppers entry
- Currently tenanted at \$500pw until 22/02/2025

### NEARBY AMENITIES;

- Beeliar Primary School - 550m
- Local IGA and shops - 950m
- Cockburn Gateway Shopping City - 5.2km
- Cockburn Central Train Station - 5.3km
- Coogee Beach - 6.7km
- Fiona Stanley Hospital - 11km
- Fremantle Town Centre - 14km
- Perth CBD - 27km

### EXTRA DETAILS;

- Built in 2000 by Homebuyers Centre
- Land Size: 430sqm
- Total House: Approx. 125sqm
- Council Rates: Approx. \$TBA p/a
- Water Rates: Approx. \$1097 p/a

Close to Beeliar Primary School and only a short drive to Perth's CBD and the magnificent beaches at Cockburn Sound. Meve is a thriving, award-winning development where the residents are passionate about their community.

Contact the Listing Agent, TANYA FORZATTI on 0417 181 841

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.