

28 Amanita Avenue, Harrisdale, WA 6112

House For Sale

Friday, 10 January 2025

28 Amanita Avenue, Harrisdale, WA 6112

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 333 m2

Type: House



Ronnie Singh
0430161765

End Date Process

All offers presented on or before 6pm Tuesday the 28th of January 2025. (The sellers reserve the right to accept offer before the end date). This recently built quality 4-bedroom, 2-bathroom home is conveniently located just metres from Warton Road, making for an easy daily commute. Start your day stress free in the beautiful master suite, with the comfort of carpet underfoot, and the warmth of the morning sun streaming through the window wall. Enjoy the luxury of the master ensuite, including large stone look tiles, a spacious vanity, and generous shower recess. Finished with a walk-in wardrobe, this master bedroom provides a retreat for parents. Before retiring to bed in the evenings, enjoy a movie or your favourite show in the separate theatre room. With double door entry, you can shut this room off from the noise of the house and have your own home cinema experience! For more casual lounge time with the family, enjoy the open plan living and dining areas. With tiled flooring for ease of maintenance and a cool neutral colour palette, this space is modern and versatile. Adding some textural interest to the space is the stunning soft closing cabinetry in the kitchen. With both under bench and overhead cabinetry, as well as a built-in pantry, you won't be short on storage in this kitchen! The microwave recess is cleverly hidden in the island bench, which also provides a breakfast bar for casual dining, or to make mealtimes more social. The convenience of this home continues with the laundry area offering ample bench space with a tiled splashback and under bench cabinetry for storage, as well as direct access to the backyard. The secondary bedrooms are all fitted with carpet flooring, and well-appointed built-in wardrobes, while the common bathroom offers contemporary luxury for the kids and guests. With beautiful stone look tiles, a built-in bath, and large shower recess with a built-in shelf, this is yet another stylish wet area in the home. As well as style and convenience, the design of this home offers comfort, with ducted reverse cycle air-conditioning throughout for year-round temperature control. In the warmer weather, make the most of the low maintenance outdoor alfresco area for dinners in the balmy evenings, or for your morning coffee in the sun. This home is finished with further storage solutions with the linen storage cupboard, and the double garage. Walk to your local café for a coffee and stop off at the Sensory Park at the end of your street on the way home. With medical centres, shopping centres, a golf club and the Brooklands Tavern all less than 2km from home, this location offers a convenient family lifestyle, while the home itself offers comfortable and practical living. SCHOOL CATCHMENT North Harrisdale Primary School (1.6km) Harrisdale Senior High School (2.9km) RATES Council: \$Water: \$1163 approx. FEATURES* Built Year: 2020 Circa* Total Built Area: 193.621 Sqm* 4 Bedrooms * 2 Bathrooms* Open Plan Living* Tiled Flooring in Living Area* Theatre Room* LED Downlights* Ducted Reverse Cycle Air Conditioning* Kitchen Island with Breakfast Bar* Built-in Pantry* Soft Closing Cabinetry* Overhead Cabinetry with Undermounted Rangehood* Oven (Omega)* Gas Burner Stove Top (Omega)* Laundry Area with Access to the Backyard* Master Bedroom with Walk-In Wardrobe* Master Ensuite with Single Vanity* All Secondary Bedrooms with Built-in Wardrobes* All Secondary Bedrooms with Carpet Flooring* Generous Sized Common Bathroom* Linen Storage Cupboard* Alfresco Area* Double Garage* Paved Driveway LIFESTYLE 180m - Harrisdale Green Sensory Park 450m - Polaris Way Reserve 500m - Greenlink Park 900m - Tribeca & Co Cafe 950m - Southern River Family Practice 950m - Centuria Southern River Shopping Centre 1.0km - The Village Harrisdale Shopping Centre 1.3km - Carey Baptist College Harrisdale 1.3km - Timber Cafe 1.5km - Gosnells Golf Club 1.9km - Brooklands Tavern 2.0km - The Vale Shopping Centre 9.0km - Champion Lakes 9.4km - Murdoch Train Station 9.9km - St John of God Hospital Murdoch 10.3km - Murdoch University