

**34 Quarram Cres, Burns Beach, WA, 6028**

**House For Sale**

Tuesday, 26 November 2024

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PROPERTY

34 Quarram Cres, Burns Beach, WA, 6028

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## **HOLIDAY AT HOME !!**

A spectacular façade with a clever internal design to accommodate harmonious family living, combined with a resort style ambience are just some of the features you'll love in this well built coastal abode.

Ideally positioned in one of Burns Beach's quietest enclaves within an easy stroll to the local primary school, the beach and numerous parklands and café's, this home is a brilliant all rounder.

Includes 4 bedrooms, 2 bathrooms, a study, home theatre and upstairs retreat, plus an amazing alfresco and designer pool.

One look will do with the Utley's!

### **FEATURES:**

Timber deck portico leads to the double door entry

Welcoming foyer with feature wall recess

Handy study with a peaceful garden outlook

Home theatre room with coffered ceilings and views over the pool

Fully tiled powder room 3rd WC

Stunning kitchen with Corian bench-tops, 900 mm stainless steel freestanding oven with gas hot plates, stainless steel and glass canopy range-hood, glass splashback, Asko dishwasher, appliance cupboard, plumbed fridge recess, retractable pantry and plenty of storage

Convenient laundry adjacent to the kitchen with a walk-in linen cupboard

Central casual dining area

Well proportioned family room with

feature coffered ceilings and a gas point

King sized master suite at the rear of the home with outdoor access

Fully tiled ensuite bathroom with double basins, separate WC and a huge walk-in robe

### **UPSTAIRS:**

Carpeted staircase

Ideal upstairs retreat with access to a north facing balcony

Queen sized bedrooms 2,3 & 4 all with built-in robes

Fully tiled second bathroom with bath tub, single vanity and glass shower recess

Separate WC

### **OUTDOORS:**

Private all weather alfresco entertaining area with coffered ceilings, stone paving and timber decked surrounds

Sunkissed concrete designer pool with solar heating and glass fencing

Multiple synthetic turf areas

Peaceful courtyard garden off the master bedroom with bench seats and garden lighting

Double remote garage and store area

### **EXTRAS:**

Solid ironbark timber floorboards

Soft plush carpets & decorative cornices

Downlights and feature lights throughout

Ducted vacuum system

Ceiling fans

4 x Reverse cycle split system air conditioning units

Gas hot water system

Freshly painted inside and out

Built by In Residence in 2008 on a 553sqm block

FOR FURTHER INFORMATION ON THIS HOME OR FOR AN HONEST AND ACCURATE APPRAISAL OF YOUR  
PROPERTY CALL THE UTLEYS TODAY!

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