

**38 Kitchener Ave, Bayswater, WA, 6053**



**House For Sale**

Friday, 15 November 2024

38 Kitchener Ave, Bayswater, WA, 6053

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Shaun Pratt  
0861417848

## **A Stunning Family Sanctuary.**

Shaun Pratt of Bellcourt. is pleased to present to you 38 Kitchener Avenue.

A stunning example of a thoughtfully renovated and extended Californian Bungalow, this spacious family haven blends seamlessly with its lush, leafy surroundings. Extended in 2019/20 with careful consideration for the established garden and sloping lot, the home was designed to feel like a "tree house" sanctuary perched in the canopy for a truly tranquil retreat.

Step into the expansive open-plan living area, where an impressive skillion ceiling design and warm timber floorboards create an inviting atmosphere. The solar-passive design allows for exceptional light and natural airflow, with large picture windows, cross-ventilating louvres, and three architectural Velux skylights equipped with electronic blinds over the dining area. Sliding stacker doors provide a fluid connection to the outdoors, leading onto a beautiful jarrah deck and a dedicated outdoor entertaining area finished with recycled brick. Surrounding the home is a private, lush garden with mature trees including avocado, mango, citrus varieties, mulberry, olives, and bay trees creating an idyllic setting for relaxation and gatherings.

The kitchen is both striking and practical, featuring 40mm stone benchtops with a sleek waterfall edge, high-end Neff appliances, a 900mm gas cooktop, a raised 600mm oven, an integrated dishwasher, and a massive walk-in pantry. The stunning living area, ideal for family life and entertaining, is complemented by additional comforts like electric blinds (both internal and external) for effortless climate control, as well as wool insulation for year-round efficiency.

Entering the front of the home via the charming front porch, you'll find a welcoming lounge room with a luxurious Heat-n-Glo gas fireplace, two more Velux skylights, and stunning heritage details ornate ceilings, timber-framed windows, and picture rails. The main bedroom is a private sanctuary with beautiful timber floorboards and windows, and a dressing room with built-in robes leading to a stunning modern ensuite. Off the main entry hallway are two additional bedrooms, each equipped with built-in robes, and a spacious main bathroom with an 1800mm bath, rainfall shower, and floor-to-ceiling tiles.

The home's impressive main entry hallway is a focal point in itself, with raised ceilings, shadow-casting light fixtures, and highlight windows that bring in soft natural light. The thoughtfully designed laundry features a gorgeous exposed brick wall and a third guest toilet.

Outdoors, multiple sitting areas are nestled within the established, shaded gardens, which is fully reticulated and fed by bore water for easy maintenance. A spacious, powered workshop provides ample storage and workspace for hobbies or DIY projects.

This is one of the best character home renovations and extensions that I've seen in a long time; this is a light-filled, airy, and serene retreat tailored for effortless family living and year-round entertaining.

To make this beautiful home yours please contact Shaun of Bellcourt. on 0466 822 050 or via [shaun@bellcourtproperty.com.au](mailto:shaun@bellcourtproperty.com.au) at your earliest opportunity!

Council Rates: approx. \$2,266.96 per annum

Water Rates: approx. \$1,315.32 per annum