

3A Caledonian Avenue, Maylands, WA, 6051

BEAUCOTT PROPERTY

House For Sale

Sunday, 3 November 2024

3A Caledonian Avenue, Maylands, WA, 6051

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Paul Owen

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Deceptively Large Family Home!

Imagine stepping into a home that exudes a perfect blend of functionality, comfort, and timeless style, with newly installed carpets, fresh paint throughout, and gleaming new tapware. This stunning 449sqm property offers the charm of countryside living paired with the conveniences of urban life, and with Fibre-to-Premise for premium broadband, your connection will be as fast as the pace of modern living. Recently completed underground power work ensures an uninterrupted aesthetic and peace of mind.

Located just a stone's throw from the serene river, the historic Tranby Tea House, and scenic river walks, this residence is positioned for both relaxation and activity. Easy bus transport, a quick drive to the train station, and proximity to vibrant shopping spots, the bustling Eighth Avenue café strip, and the Peninsula Golf Course make this property a lifestyle haven.

The interior boasts three generous bedrooms, with the main featuring a large, open ensuite with ceiling-height tiles, and spacious second and third bedrooms. Two well-appointed bathrooms each include bathtubs, complemented by two separate WC areas. Multiple living spaces invite flexibility and flow, while the open-plan kitchen, dining, and lounge create the heart of the home. A dedicated study provides a tranquil space for work or creativity.

With luxurious marble floors throughout the main living areas, high ceilings, and an attic for additional storage, this home is designed with quality and convenience in mind. Reverse-cycle air conditioning keeps the climate perfect year-round, while the large, cedar-lined alfresco area extends seamlessly from the main living space, offering an ideal spot for entertaining or unwinding. A double lock-up garage, garden lighting, a rear water feature, automatic reticulation, solar panels, a security system, and security screens on the front windows and door add further value and security.

Enjoy the simplicity of easy access to transport, nearby shops, local cafés, and the beautiful riverside walks that make this property an exceptional place to call home.

Call Paul to arrange a viewing.

Council \$2,081.16 per annum

Water \$1,494.47 per annum