

**44 Lesueur Pass, Beeliar, WA, 6164**



**House For Sale**

Tuesday, 19 November 2024

44 Lesueur Pass, Beeliar, WA, 6164

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Stunning Beeliar Transformation

Nestled in a serene, family-friendly neighbourhood, this beautifully renovated 4 bedroom, 2 bathroom home is the perfect blend of style and functionality. Boasting multiple living areas, a stunningly designed kitchen and a spacious gabled alfresco ideal for entertaining, this property offers room for everyone to relax and unwind.

With a generous rear yard and a location just a short stroll from Beeliar Primary School, this home is tailor-made for families seeking comfort, convenience and charm.

- ☑ Open plan kitchen/living/dining with gas bayonet point
- ☑ Stunning chefs kitchen with 5x gas Delonghi freestanding cooktop with 900mm oven, tiled splashback, rangehood, fridge recess with plumbing, microwave recess, polished stone bench tops, dual sink, dishwasher, island bench with breakfast bar, pendant lighting, plenty of bench and cupboard space with extra overhead cabinetry
- ☑ Front lounge room
- ☑ Study nook
- ☑ Reverse cycle airconditioning
- ☑ Spacious master bedroom with roller shutters, built in robes and ensuite with shower, single vanity with storage and WC
- ☑ Bedroom 2 is double sized with robes
- ☑ Main bathroom offers shower, bath, washing machine recess, stone benchtops and shaving cabinet
- ☑ Separate WC
- ☑ Bedroom 3 is single sized with robes
- ☑ Bedroom 4 is single sized with robes
- ☑ Easy care wood look tiles throughout
- ☑ Double linen storage
- ☑ Double automatic garage with drive thru access to rear
- ☑ Enclosed front yard with white picket fence, beautiful grassed area and garden beds
- ☑ Large gabled alfresco overlooking spacious backyard with grassed area. established trees and gardens - the perfect place for entertaining family and friends year round
- ☑ Outdoor spa (no fencing - selling as-is)
- ☑ Automatic reticulation
- ☑ NBN connected
- ☑ Security door
- ☑ Storage shed
- ☑ Gas instantaneous hot water system
- ☑ Short stroll to Beeliar Primary School, IGA, Beeliar Oval, public transport and walking trails through Thomsons Lake Nature Reserve

DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent or the client, guarantee their accuracy. Interested persons are advised to make their own enquiries. The particulars contained are not intended to form part of any contract.