

**65A Ashburton Street, Bentley, WA 6102**



**House For Sale**

Thursday, 16 January 2025

65A Ashburton Street, Bentley, WA 6102

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 437 m2**

**Type: House**



Michael Keil

## EOI From \$999,000

Welcome to a brand-new masterpiece that seamlessly combines modern elegance with practical family living. This stunning residence boasts spacious bedrooms, multiple indoor living areas, and every creature comfort you could desire. Enviably located just moments from Curtin University, shops, and excellent schools, this home offers both convenience and lifestyle appeal. Inside, the thoughtfully designed floor plan caters to every need. A study at the front provides the perfect space for work or quiet reflection. The open-plan kitchen and dining area is flooded with natural light, thanks to expansive windows and sliding doors. The gourmet kitchen is a culinary delight, featuring stone benchtops, Bosch and Westinghouse appliances, ample bench space, overhead cabinetry, a walk-in pantry, and a scullery. Two separate living rooms, positioned on either side of the kitchen, offer flexibility for family living or entertaining. At the heart of the home, the alfresco area is accessible through premium sliding doors and is complete with an outdoor fan for year-round comfort. Everyday practicality is enhanced by a spacious laundry, built-in linen storage, and a conveniently positioned powder room. Three generously sized secondary bedrooms feature built-in robes with mirrored sliders and ceiling fans, while the luxurious master suite at the rear is a private sanctuary. With a walk-in robe, resort-style ensuite, and exclusive access to a private courtyard, it's the perfect retreat. The family bathroom echoes the luxury of the master ensuite, with a stone-topped vanity, a built-in bath, and elegant tiling. Contact Michael Keil today to register your interest!

**Property features:** Exposed brick facade with gabled roof Double garage Secure gated entrance around the side Study positioned at the front Open plan kitchen and dining room Powder room positioned near the living area Gourmet kitchen with stone benchtops, Bosch and Westinghouse appliances, ample bench space, overhead cabinetry and walk in pantry and Scullery Two separate living rooms Alfresco positioned at the centre with an outdoor fan and premium sliding doors Resort style bathroom with stone bench topped vanity, shower, built in bath and elegant tiling Three well sized secondary bedrooms all with built in robes with mirrored sliders and ceiling fans Spacious master suite positioned at the rear with walk in robe, resort style ensuite and private rear courtyard High ceilings Low-maintenance tiled flooring Fully ducted reverse cycle air-conditioning Ring motion detector and camera surveillance system 437 sqm Green Title block Water Rates: \$767.89 pa approx Council Rates: \$1,251.90 pa approx

**Location Features:** Easy access to Curtin University Just moments from Santa Clara Primary School and Bentley Primary School Only a short commute from shops Close to renowned restaurants, bars and cafes Easy access to Perth CBD And Perth Airport

**Expressions of Interest Close 28 January 2025 at 6.30pm (unless sold prior).**

**Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.