

8 Humpback Rise, Alkimos, WA, 6038

House For Sale

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BARGOTI
REAL — ESTATE

8 Humpback Rise, Alkimos, WA, 6038

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



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A Hidden Gem in the Heart of Alkimos - A Family Haven or Ideal Investment By Bargoti

MANISH! FROM "BARGOTI REAL ESTATE" PROUDLY PRESENTING 8 HUMPBACK RISE, ALKIMOS.

Nestled on a serene street overlooking lush green space, this beautifully maintained family home offers the perfect blend of comfort, style, and convenience. Situated just 300m from Alkimos Beach Primary School and 1.5km from The Gateway Shopping Precinct, this property is not only a fantastic family residence but also an excellent investment opportunity, with current tenants paying \$690 per week.

Welcome to 8 Humpback Rise, where thoughtful design meets modern living. With four spacious bedrooms, two luxurious bathrooms, and multiple versatile living spaces, this home has everything a family could need.

Key Features at a Glance:

Bedrooms & Bathrooms

- Master Suite: A king-sized retreat featuring a large walk-in robe, twin vanities, an oversized semi-frameless shower, upgraded double towel rails, and a separate W/C.
- Additional Bedrooms: Three generously sized rooms with floor-to-ceiling built-in robes, conveniently connected by an activity area.
- Potential 5th Bedroom or Study for added flexibility.

Living Spaces

- Open-Plan Living: Perfect for family gatherings, the open-plan living area flows seamlessly, creating a bright, welcoming atmosphere that feels like home the moment you step inside.
- Theatre Room: Fully equipped with dimmable LED lighting for movie nights or entertainment.
- Activity Area: Ideal as a kids' retreat, study zone, or additional lounge space.

Gourmet Kitchen

- Main Kitchen & Scullery: A chef's dream with premium appliances including dual 600mm Fisher & Paykel ovens, a 900mm gas cooktop, Bosch dishwasher, and a stainless-steel rangehood.
- Upgrades: Stone benchtops, LED worktop lighting, plentiful overhead and under bench storage with soft-close cabinetry, and a large island bench with added GPO for casual dining or meal prep.

Laundry

- Spacious laundry with generous benchtop, extra storage, and wine fridge recess.

Outdoor Living

- Alfresco Area: Perfect for entertaining or relaxing, surrounded by low-maintenance, fully reticulated gardens.
- Situated on a 433sqm block, offering ample space for kids to play or hosting summer BBQs.

Additional Features

- High ceilings (30c) throughout, enhancing the sense of space and light.
- Ducted reverse-cycle zoned air conditioning for year-round comfort.
- LED lighting with dimmers in the master suite and theatre room.
- Solar efficiency with a 3.3kW solar panel system and solar hot water system with a gas booster.
- Double remote garage with shopper's entrance.

Prime Location Highlights

- Education: Just 300m to Alkimos Beach Primary School, Nido Early School and 1.4km to St. James Anglican School, making morning drop-offs effortless.
- Shopping & Dining: Only 1.5km to The Gateway Shopping Precinct, ensuring easy access to everyday amenities.

- Leisure & Lifestyle: A short 1km stroll to the Alkimos Beach shoreline, home to Alkimos Surf Life Saving Club and endorsed Beach SAFE community.
- Situated in a 6-star Green Star energy-rated estate designed for sustainable living.

This property is more than just a house; it's a home that has been thoughtfully designed and meticulously cared for. Whether you're looking for a family residence or a savvy investment, 8 Humpback Rise is a rare find offering exceptional value in one of Alkimos' most desirable locations.

Inspection is a must!

Don't miss your chance to secure this outstanding property. Contact us today on 0451 199 947 for more information or to arrange a viewing.

Location benefits:

- Nido Early School Alkimos - 230
- Alkimos Beach Primary School - 300 m
- St. James Anglican School - 1.4 km
- Alkimos Primary School - 3.3 km
- Tribe Early Learning Centre - 1.5 km
- Alkimos College - 2.1 km
- John Butler Primary College - 2.3 km
- Alkimos Beach - 1.2 km
- Alkimos Beach Lookout - 1.4 km
- Alkimos Beach Fitness Park - 400 m
- Brighton Seahawks JFC Sports Club - 400 m
- Bathers Park - 750 m
- The Gateway Shopping Precinct (IGA, Plus Fitness, Indian Restaurant, Chiropractic, The Landing - Alkimos Pub, Fast food options, etc.) - 1.5 km
- Trinity Village Alkimos (Coles, Keiki Early Learning, Mc Donald's nearby) - 2 km

Additional Information:

- Block Size - 433 sqm (approximate as per builder's floor plan)
- Built Area - 249 sqm (including garage, alfresco and porch. Approximate as per builder's floor plan)
- Roof Area - 274 sqm
- Year Built - 2017
- Local Council: City of Wanneroo
- Council rates: \$2246 p/a
- Water rates: \$1235 p/a
- Current rent: \$690 per week

For more information on this lovely home or to enquire about home open times & private inspections please contact Manish Bargoti on 0451 199 947 or email manish@bargotirealestate.com.au

*****IMPORTANT! PLEASE REGISTER TO ATTEND INSPECTIONS*****

*** For inspection times please click BOOK INSPECTION, enter your details and we will respond instantly! Alternatively, click 'Contact Agent' and we will respond with inspection times. By registering we can keep you informed of any changes to your inspection, so please register today as SCHEDULED INSPECTION TIMES ARE SUBJECT TO CHANGE.

Disclaimer: The particulars and photographs shown are for general information purposes only and is based on information provided by the Seller and may be subject to change at any time without notice. Information provided is for general understanding only and to help you assess whether you need more detailed information. All distances are estimations obtained from Google Maps. Although every effort has been taken to ensure the information provided for

this property is deemed to be correct and accurate at the time of writing we do not guarantee or warrant the accuracy and completeness of the information provided and interested parties should place no reliance on it and should make their own independent enquiries. Kindly confirm the school catchment zones, reference to a school does not guarantee availability of that particular school. Photos are for reference only. The particulars in the advertisement are not intended to form a part of the contract. Inspection is recommended as we do not guarantee the accuracy and condition of the property as shown in the photos.