

# 8 Senecio Ln, Beeliar, WA, 6164

EDINGER  
REAL ESTATE

## House For Sale

Friday, 15 November 2024

8 Senecio Ln, Beeliar, WA, 6164

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## QUIET & CONVENIENTLY LOCATED!

Tucked away on a quiet, secluded street, 8 Senecio Lane offers a beautiful outlook combined with the ease of a low-maintenance, well-designed home. Situated on the corner of Senecio Lane and Centaury Close, this property enjoys the added charm of being adjacent to a picturesque nature reserve.

The home features 4 spacious bedrooms, 2 bathrooms, and a layout ideal for families of all sizes. Enter through the front door to find a separate lounge and the master bedroom with ensuite, which creates a welcoming entrance. From here, you move into the generous, open-plan kitchen, meals, and family area, perfect for relaxed living. The additional 3 bedrooms are positioned at the rear of the home, sharing the main bathroom. Each bedroom is well-proportioned, ensuring comfort for all.

A sliding door from the meals/family area opens onto the well-positioned undercover, outdoor area, ideal for those who entertain year-round. The patio flows out to a small, grassed area and leads up to a fantastic free-standing shed. This elevated shed offers direct side access from Centaury Close and is fitted with a 15A power supply, perfect for those with boats, cars, or other recreational equipment. A ramp that leads up to the shed makes mowing the lawn and gardening simple.

### Additional Features:

- ☑ Reverse cycle split system A/C
- ☑ External roller shutters
- ☑ Side access to the shed
- ☑ Solar power system
- ☑ Reticulated gardens
- ☑ Single carport

Council Rates: \$1,995.00 P/A (approx.)

Water Rates: \$1,150.00 P/A (approx.)

This property is currently under a fixed-term lease, with vacant possession not available at settlement. The lease is in place until the 29th June 2025. The current rent is \$650.00 per week.

Conveniently located, this home is close to Beeliar Primary School (350m), Cockburn Gateway Shopping Centre (4km), Cockburn Train Station (4.5km), Cockburn ARC (3.5km), and just 7.5km from the beautiful Coogee Beach and Café.

To learn more about this property or to arrange a viewing, please contact George Edinger on 0488 030 438.