

**247C Amelia St, Westminster, WA, 6061**

**WHITEFOX**

**Villa For Sale**

Thursday, 28 November 2024

247C Amelia St, Westminster, WA, 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Jeremy Shirazee



Zeppelin Marwick

## Expressions of Interest closing Monday 2nd December at 12pm

### THE DEAL

Tucked away at the end of a private driveway, 247C Amelia Street offers a tranquil retreat with an unexpected burst of style and functionality. This modern rear villa, part of a boutique group of three, combines contemporary renovations with thoughtful design, creating a home that is as inviting as it is practical. From its soaring ceilings and sunlit interiors to the lush tropical gardens outside, every corner of this residence has been crafted for relaxed, low-maintenance living.

Step inside to be greeted by high ceilings, elegant flooring, and LED downlights that amplify the open and airy ambiance. The master suite is a serene sanctuary, featuring plush carpets, a walk-in robe, and a private ensuite complete with a rain shower for a touch of everyday luxury. The heart of the home is the expansive open-plan living area, where the kitchen's striking brick feature wall adds a rustic charm that complements the modern finishes.

The living area seamlessly connects to the rear courtyard, where a timber-lined alfresco area is framed by tropical greenery, evoking the feeling of a secluded resort. Perfect for entertaining or quiet evenings at home, this outdoor space is your private oasis.

Two additional bedrooms provide versatility to suit your needs. The second bedroom, overlooking the private courtyard, offers a tranquil space for guests or children. Meanwhile, the third bedroom has been cleverly reimagined as a treatment room, complete with a kitchenette sink, laminate flooring, and its own split-system air conditioner an ideal setup for a home business or creative studio. A family-friendly second bathroom with a shower and bath, along with a separate laundry featuring outdoor access, ensures practicality without compromising on style.

The location completes the picture. Situated across the road from Tony Marcon Park and just a short walk to local schools, shops, and parks, this home offers the convenience of a central position with the added benefit of privacy. With extra parking for guests and easy access to public transport, beaches, and the city, this home places everything you need within easy reach.

### SEALS THE DEAL

Whether you're seeking a peaceful sanctuary, a stylish family home, or a property with flexibility for a home business, 247C Amelia Street delivers.