

Under Contract



16a Beeley St, Westminster



## Hidden Gem

### Perfectly Positioned, Private, and Secure – Luxury Rear Home in a Peaceful Street

Nestled on a spacious survey strata lot, this stunning home boasts its own long, private driveway and is ready for you to move in and enjoy. Located in a quiet, sought-after area, this property offers the ultimate combination of luxury, convenience, and privacy.

**4 Bedrooms | 2 Bathrooms | Family Room | Dining Area | Home Theatre | Double Garage | Storeroom | 215m<sup>2</sup> Home on a 513m<sup>2</sup> Block | No Strata Fees or Common Property**

This beautifully appointed home features quality finishes throughout, with a thoughtful floor plan designed to maximize space and minimize upkeep. From the low-maintenance gardens to the stylish, family-friendly interiors, every detail has been carefully considered to ensure your comfort and enjoyment.

Step inside to discover a spacious open-plan living area that forms the heart of the home. The gourmet kitchen is complemented by a scullery and seamlessly flows into the family and dining areas. With stone benchtops, elegant tile splashbacks, and stainless-steel appliances, this space is both functional and stylish. It overlooks the living and dining areas and extends effortlessly to the outdoor entertaining space.

High ceilings, bamboo flooring, and an abundance of natural light create a bright and airy atmosphere. Modern comforts such as ducted reverse cycle air conditioning, a 6.64kW solar system, and a solar hot water system ensure energy efficiency, keeping electricity bills low.

The generous bedrooms all feature built-in robes. The bathrooms are modern and stylish, with stone benchtops and designer sinks. The master suite is a retreat in itself, with a deluxe walk-in robe and a luxurious ensuite that includes double vanities, a spa bath, separate shower, and WC.

 4  2  2  513 m<sup>2</sup>

|               |                          |
|---------------|--------------------------|
| Price         | Offers in the high 700's |
| Property Type | Residential              |
| Property ID   | 4550                     |
| Land Area     | 513 m <sup>2</sup>       |
| Floor Area    | 215 m <sup>2</sup>       |

### Agent Details

Stan Horsman - 0418 949 875

### Office Details

Wanneroo  
945 Wanneroo Rd Wanneroo WA 6065  
Australia  
08 9206 1600



Additional features include a fully tiled double lock-up garage with ample shelving and storeroom. A second private alfresco in the front garden. Long, private driveway providing plenty of parking space.

### **Location, Location, Location**

This home is ideally located, with easy access to shops, parks, schools, and public transport. It's just a short walk to Westminster Primary School and your local IGA for those last-minute grocery runs. Reid Highway and Mitchell Freeway are nearby, offering quick connections to all parts of Perth. The vibrant Karrinyup Shopping Centre, filled with shops, cafes, bars, restaurants, and entertainment options, is just 7.8km away. Perth's city centre is less than 10km away, and the stunning Western Australian coastline is only a 15-minute drive.

### **Discover the Perfect Blend of Urban Sophistication and Family Convenience**

16A Beeley Street, Westminster, is the epitome of modern living. Whether you're an astute buyer, savvy investor, or first-time homebuyer, this 4-bedroom, 2-bathroom home offers the perfect lifestyle balance. Enjoy style, comfort, and a location that puts everything you need within easy reach.

Don't miss your chance to secure this exceptional property at 16A Beeley Street, Westminster.

### **Features include:**

- 4 bedrooms, 2 bathrooms, double lock up garage
- Two private Alfresco's
- High specification finishes throughout
- Chef's kitchen and scullery with stone benchtops and quality stainless steel appliances
- High 31c ceilings throughout
- Higher 34c ceilings in the theatre and living
- Bamboo flooring and skirting throughout
- Generously sized bedrooms with built-in robes
- Stylish, modern bathrooms with spa bath in the ensuite
- Fully reticulated low maintenance garden
- 6.64-kilowatt Solar System with 16 solar panels
- Ducted Reverse Cycle Air Conditioning
- Solar Hot water system
- Fully fenced for privacy
- Built in 2017
- Land area: 513m<sup>2</sup>, Building area: 215m<sup>2</sup>
- Brick and tile construction
- No strata fees or levies

### **Rates:**

- Shire rates: approx. \$1,800 per year
- Water rates: approx. \$1,100 per year

For more information, please contact Lydia Perisic on: 0404 042 995 - [lydia@urbanwa.com.au](mailto:lydia@urbanwa.com.au)

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.