

Sold



25 Verbania Loop, Beeliar



## SIZE IS EVERYTHING!!!

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This exceptional two-story home, built by an award-winning builder, offers a spacious and thoughtfully designed floor plan, blending luxury and comfort for modern family living.

Designed for effortless flow, the open-plan layout includes multiple living areas: a separate study/activity room, a home theatre (with projector and screen) and a bright, airy living and dining space.

The three minor bedrooms have their own private wing at the rear, complete with an activity/study area and alfresco access. Upstairs, the master suite features a huge walk-in wardrobe and a grand ensuite with an oversized shower and stylish modern lighting.

The gourmet kitchen is a central hub for entertaining, featuring state-of-the-art appliances, stone benchtops with lift-up power points, a breakfast bar, built-in pantry, double sink, gas cooktop, electric oven and ample storage.

Price SOLD for \$1,125,000

Property Type Residential

Property ID 220

Land Area 552 m2

Floor Area 245 m2

### AGENT DETAILS

Lee Tamblin - 0466 250 944

### OFFICE DETAILS

One Percent Realty WA  
1003/162 Canna Drive Canning  
Vale, WA, 6155 Australia  
61 466 250 944

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A well-appointed family bathroom and laundry complete the home, which is enhanced by zoned ducted air conditioning, modern lighting, quality flooring and stylish window treatments.

Seamless indoor-outdoor living is at the heart of this home, with a spacious undercover alfresco area, complete with gas and water points for a built-in BBQ and sink, plus a 900mm canopy rangehood, perfect for year round relaxation and entertaining.

This really is a home of distinction for a growing family for many years to come, Ideally located near parks, schools, Beeliar Village shopping centre, medical facilities and the Cockburn Bowling and Recreation Club, this property offers the ideal family lifestyle with convenience at your fingertips.

#### Feature include

- \* Built by Residential 101, an award-winning builder, offering luxury and comfort.
- \* Spacious two-story design with a well-thought-out floor plan
- \* Master suite upstairs with a walk-in wardrobe and grand ensuite.
- \* Ensuite features an oversized shower, double vanities and modern lighting.
- \* Separate home theatre with projector and screen for entertainment
- \* Open plan living and dining filled with natural light
- \* Gourmet kitchen with state of the art appliances and stone benchtops.
- \* Built-in pantry, breakfast bar, double sink, gas cooktop and electric oven.
- \* Three minor bedrooms in their own private wing with alfresco access
- \* Well-appointed family bathroom and a spacious laundry room.
- \* Separate study/activity room for work or play
- \* Ducted air conditioning, modern lighting and quality finishes throughout
- \* Expansive undercover alfresco with gas and water points for a built-in BBQ
- \* 900mm canopy rangehood for effortless outdoor cooking and entertaining
- \* Easy car rear gardens with plenty of lawn for the kids or pets to play
- \* Built in 2014
- \* 552sqm block
- \* Huge 245sqm of living

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.