

Sold



13 Bramston Vsta, Burns Beach



## The Ultimate Urban Oasis!

With summer just around the corner, your family will be left salivating at the prospect of this stunning 2011-built 4 bedroom 2 bathroom residence by Content Living that is ideally positioned on an easy-care 500sqm (approx.) block opposite sprawling natural parklands and a proposed primary-school site, offering a wonderful modern lifestyle centred around entertainment and relaxation, whilst also finding itself situated very close to the coast.

A stylish façade plays host to an extra-wide portico that reveals an inviting double-door entrance into the home – the highlight of its functional floor plan with clean white lines and a light-filled interior being an enormous central family room, forming part of a combined open-plan area alongside the dining and kitchen spaces where the latter is impeccably designed and enjoys the luxury of ample bench-top and cupboard options, a Westinghouse 900mm-wide under-bench oven, a five-burner gas cooktop, a stainless-steel canopy range hood, a Dishlex dishwasher, a microwave recess, double sinks, wine racking, glass splashbacks and lovely views of the sparkling pool waters.

Double doors off this part of the house lead into a fully-equipped theatre room with integrated audio speakers in the ceiling, whilst a separate home office also benefits from dual-door entry and is versatile enough to be converted into either a nursery or fifth bedroom, depending on your personal

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| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 16015       |
| <b>Land Area</b>     | 500 m2      |

### Agent Details

Adam Whitford - 0406 616 608

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

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needs. Carpeted for comfort like all of the other bedrooms, the master suite is sumptuous in every facet – from its generous walk-in wardrobe to an intimate ensuite bathroom where a large shower and a toilet meet twin “his and hers” vanity basins for good measure.

At the rear, a private, secure and north-facing entertaining alfresco boasts café blinds for protection from the elements whilst splendidly overlooking the shimmering solar-heated fibreglass swimming pool with a striking stone-clad feature wall, a mesmerising water blade and glass security fencing for peace of mind. The dream outdoor setting is completed by impressive low-maintenance landscaping where mature magnolia trees grace the most pleasant of gardens.

Only a matter of inches separate your front doorstep from beautiful Bramston Park itself as well as the fantastic Bramston Park Community Centre, whilst top schools, shopping at Currambine Central, world-class golf at Joondalup Resort, public transport at Currambine Station, the freeway, seaside cafes and restaurants, the magnificent Mindarie Marina and the glorious surf and sand at Burns Beach are all just a few minutes away in their own right. A quality abode in an enviable and sought-after location – you will struggle to find another opportunity as perfect as this one!

Other features include, but are not limited to:

- Ceiling fans to all bedrooms and living areas – as well as the outdoor alfresco
- Plush carpet to theatre room
- Alfresco access via the dining area
- Carpet to study/home office/5<sup>th</sup> bedroom also
- Mirrored built-in robes to the carpeted 2<sup>nd</sup>/3<sup>rd</sup>/4<sup>th</sup> minor bedrooms
- Sleek main bathroom with a separate shower and bathtub, plus an immaculate vanity
- Conveniently-located laundry, off the kitchen
- Large walk-in linen press
- Separate 2<sup>nd</sup> toilet
- Attractive white matte porcelain tiling
- Remote-controlled double garage with a storage area and internal shopper’s entry
- Extensive exposed aggregate entertaining area outdoors, right next to the poolside alfresco
- Feature down lighting
- Reticulation
- Extra off-road parking options

*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.*