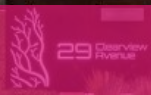


Sold



29 Clearview Ave, Burns Beach



## Register your Interest

Occupying an enviable coastal position just one street back from the Burns Beach Foreshore Lookout and within easy walking distance of the surf, sand, other lush local parklands and the popular Burns Beach Café & Restaurant, this stunning 4 bedroom 3 bathroom two-storey Webb & Brown-Neaves home encourages luxurious low-maintenance living – with a view – for the entire family.

A custom “reverse” floor plan enables you and your loved ones to take full advantage of a breathtaking ocean vista – inclusive of Hillarys Marina and the cranes at Fremantle to the south – from the privacy of your own large tiled balcony with an aesthetically-pleasing pitched ceiling, much like the cathedral-style interior of the spacious main open-plan living, dining and kitchen area. There, gleaming solid wooden floorboards and a feature gas log fireplace meet stylish modern light fittings, a breakfast bar for casual meals, sparkling stone bench tops, glass splashbacks, double sinks, ample storage options, a walk-in pantry, a five-burner gas cooktop, a Fisher and Paykel oven and a stainless-steel Bosch dishwasher for good measure.

Also upstairs are a powder room with a stone vanity, a carpeted study/office with a built-in American-Oak desk-come-work station for up to five people (as well as a splendid leafy window aspect), a commodious theatre room with carpet, feature down lighting, a recessed ceiling and integrated audio ceiling speakers behind the peace and quiet of double doors and a giant adjacent

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	26985

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**XCEED**   
REAL ESTATE

master-bedroom suite – complete with balcony access, sea and park views from bed, a ceiling fan, a generous walk-in wardrobe and a quality hotel-style ensuite comprising of a bubbling spa bath, a romantic double shower, twin “his and hers” stone vanities, a separate toilet and its own slice of the Indian Ocean vista on offer.

Downstairs, internal shopper’s entry via a magnificent lock-up three-car garage is complemented by a separate guest suite, a kitchenette and a huge tiled games room with seamless access out to a fabulous alfresco-entertaining area and its staircase leading up to the balcony. Within the tranquillity of your backyard, the outdoor spa and its protective gazebo is just as good a place to capture the sensual sea breezes from, no matter what the time of year.

As well as leisurely coastal strolls to look forward to, you will absolutely love living so close to top schools, community sporting facilities, shopping at Currambine Central, world-class golf at Joondalup Resort, public transport at Currambine Station, the freeway, the magnificent Mindarie Marina and everything in between. The location, the lifestyle, the residence – it’s all here for you in the one complete dream package!

Other features include, but are not limited to:

Two separate doors to access the upstairs balcony from the open-plan family/dining/kitchen area

Large rear alfresco off the downstairs games room and 2nd/4th bedrooms

Spacious 2nd lower-level bedroom with carpet, stylish light fittings and built-in robes

Large carpeted 3rd downstairs bedroom with BIR’s

Main ground-floor bathroom, complete with a shower, separate bathtub and a stone vanity

Huge carpeted 4th/guest bedroom downstairs, comprising of a WIR and semi-ensuite access into a 3rd bathroom with a shower, toilet, stone vanity and laundry access

Downstairs stone kitchenette with a sink, storage and glass splashbacks

Large well-appointed laundry with a double linen press, ample storage options, internal hanging space, a clothing chute from the master ensuite and outdoor access to the side of the property

Separate downstairs toilet

Under-stair storeroom

Large double linen press on the ground floor

Double-door entrance

Remote-controlled three-car garage with roller-door access to the rear

Daikin ducted reverse-cycle air-conditioning system

Security-alarm system

Ducted-vacuum system

SONOS surround-sound audio system with speakers

Internal profile doors throughout

Feature stepped ceiling cornices

Two gas hot-water systems

Stunning stone feature walls to the property façade

Lush front lawns and manicured gardens

Reticulation

Easy-care 655sqm (approx.) block with side access

Built in 2009 (approx.)

*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.*