



**SOLD**

## STYLISH EXECUTIVE LIVING

\*\*\*\*\* SOLD IN 1 HOME OPEN AGAIN BY NANCY BIRD. NEED YOUR PROPERTY SOLD WITH GREAT RESULTS ?  
CALL NANCY BIRD FOR YOUR FREE APPRAISAL TODAY ON 041 555 8594 \*\*\*\*\*

Nancy Bird is proud to present this primely located Stylish Quality built & finished,3 Bedroom 2.5 Bath Executive Family Home, with Double Lock up Garage situated on a low maintenance block with no Strata fees and extra wide frontage with stunning street appeal, on a pretty tree lined leafy green street minutes to Perth CBD, Victoria Park Precinct with a variety shops & cafes, just minutes walking distance to the stunning New Matagraup Pedestrian Bridge over the beautiful Swan River, Burswood Park and The Crown Resort & Casino complex.

With nothing to do just move in and enjoy....grab this rare opportunity, as viewing this home, is an absolute MUST, as it's guaranteed to impress the most fussiest of Buyers !

This impeccably presented stylish Family Home has two levels, downstairs has stunning hardwood floors throughout, a spacious sun filled Open Plan Living Area which includes the Stylish modern Kitchen with extra wide stone benchtops and cupboards, quality stainless steel appliances, Family Living Area with a totally separate Large Dining Room/Lounge Room and 3rd Separate Toilet and Laundry with a bonus direct Shoppers entrance from the double lock up garage.

The Open Plan Living Area flows directly onto the picturesque Outdoor paved Entertaining Area and an additional 2nd Front Courtyard with low maintenance easy care garden beds and quality artificial lawn area.

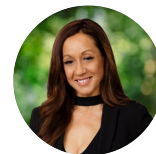
The sweeping modern staircase with feature lighting and high ceiling, takes you up to the second level Upstairs with plush pile quality carpets, modern bright quality fitted Bathrooms and two Toilets. The Three upstairs Bedrooms are above average size, with a Super King sized Master Bedroom, Ensuite Bathroom and a huge wall to wall mirrored wardrobe. The 2nd large Bedroom has a walk in robe and a Study area and the 3rd bedroom is Queen sized with a large double door built in robe.

This gorgeous flowing floorplan includes an Activity Room/ study Area upstairs in the centre of all the Bedrooms with stunning private balcony overlooking pretty leafy green trees.

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$810,000**

**OPEN FOR INSPECTION:**  
**N/A**



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FIRST FLOOR



GROUND FLOOR AND SITE PLAN

**5 Benporath Street, Burswood**

INTERNAL AREAS  
 GROUND - 67m<sup>2</sup>  
 PORCH - 2m<sup>2</sup>  
 GARAGE - 32m<sup>2</sup>

FIRST - 60m<sup>2</sup>  
 BALCONY - 2m<sup>2</sup>  
**APPROX TOTAL AREA - 163m<sup>2</sup>**



PLAN IS APPROXIMATE AND REPRESENTATIONAL ONLY  
 WWW.TATEFLOORPLANS.COM.AU

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.