

2A SULMAN AVENUE, SALTER POINT, WA 6152

**eaton**property



**SOLD**

## THE PERFECT PACKAGE

**Entre**  
This beautiful light filled home offers space in all the right places with four bedrooms, multiple living and entertaining areas over two levels, separate home office plus a large covered alfresco. Then include the amazing location, the sparkling pool and wood fired pizza oven combined with fabulous neighbours and you know this could be the perfect package.

**External**  
Proudly occupying a corner position, this four-bedroom family home is blessed with the ideal floorplan by offering multiple living areas and having all bedrooms located on the upper level with tranquil treetop views as well as large covered alfresco area, a stunning pool with water feature and low maintenance gardens.

**Essence**  
Entry reveals a light filled family home where there is space for everyone with the ground floor dedicated to everyday family life and entertaining. The front formal lounge room with stunning parquet floors and open fireplace could become a haven for the adults to retreat after dinner while the kids take over the family room space. The executive home office has been located away from the main living areas for privacy.

The large kitchen is central to the family room and meals area and features a classic black and white palette with Smeg double oven, gas cooktop, microwave recess, ample storage and bench space while the north facing windows guarantee this is a beautiful sunny space all year-round.

Completing the downstairs is the fabulous outdoor entertaining zone wrapping around the northern side of the home and is accessed through sliding doors from the family/meals room. The extensive covered alfresco is large enough for separate sitting and dining areas and the highlight is the wood-fired pizza oven and sparkling below ground pool while the low maintenance gardens ensure you will have plenty of time to enjoy this space.

Upstairs is where you will rise above it all to enjoy tranquil tree-top views from the king size master that benefits from a perfect northerly aspect, and offers a large walk-in robe as well as a private ensuite with heated towel rail, double handbasins and spa bath. Two of the minor

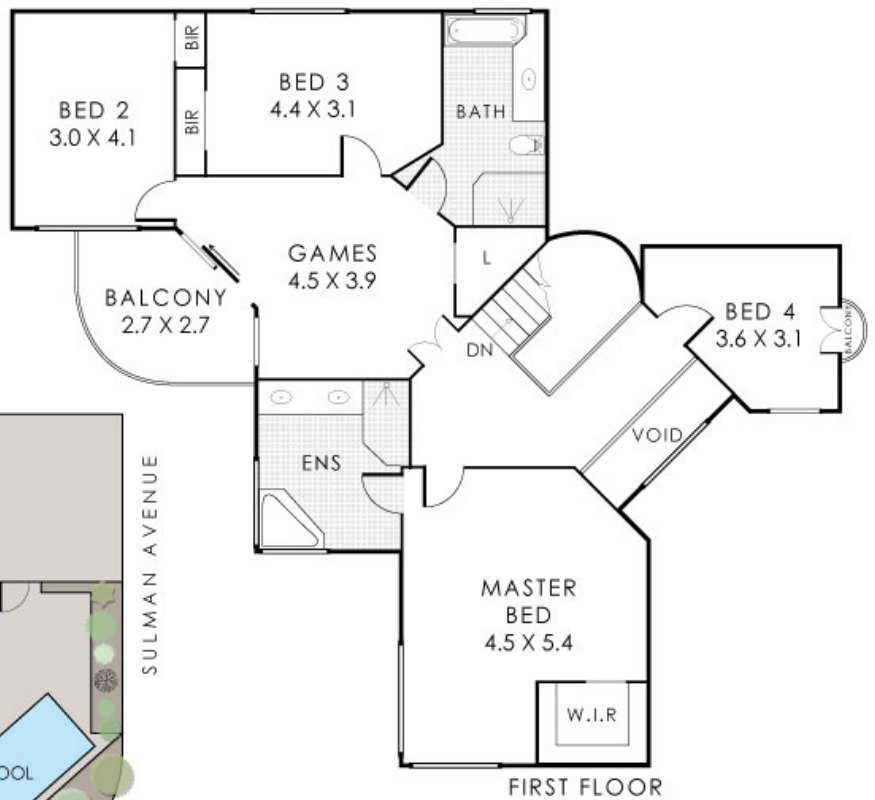
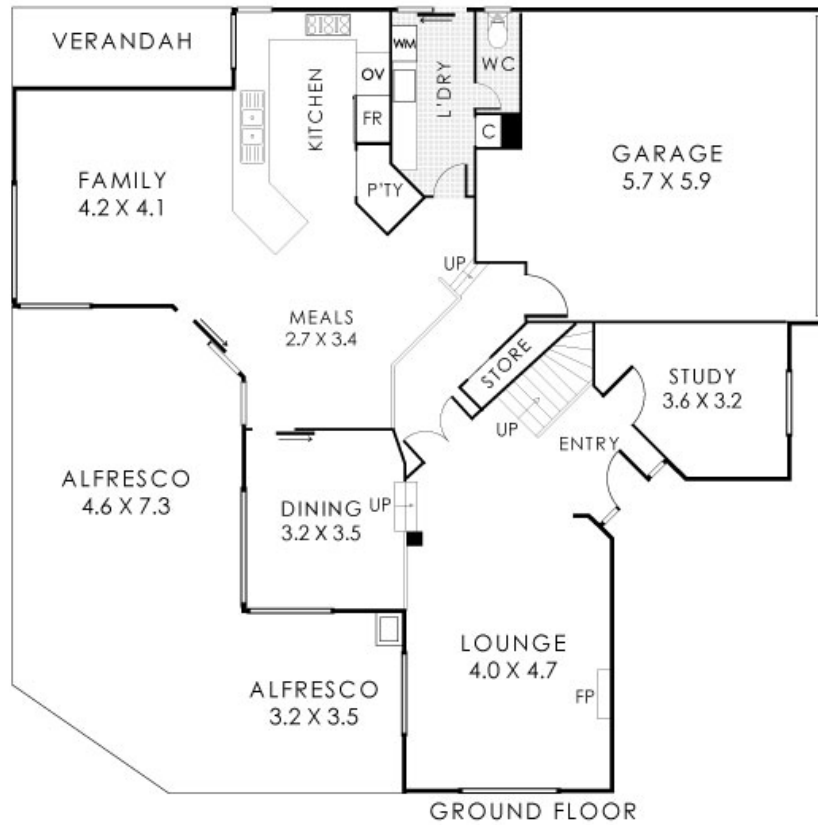
4 BED | 2 BATH | 2 CAR

PRICE:  
\$1,360,000

OPEN FOR INSPECTION:  
N/A



**Jarrad Eaton**  
**0403267251**  
jarrad@eatonproperty.com.au  
eatonproperty.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.

Residence 229m<sup>2</sup> | Verandah 7m<sup>2</sup> | Garage 35m<sup>2</sup> | Alfresco 48m<sup>2</sup> | Balcony 8m<sup>2</sup>  
**Total Area 327m<sup>2</sup>**

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 jarrad@eatonproperty.com.au  
 eatonproperty.com.au

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, it is an approximate interpretation of the actual floor plan. It is not to be used for any other purpose. **crealty**  
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