# 21A SULMAN AVENUE, SALTER POINT, WA, 6152

eaton property









# FOR SALE

## EASY LIVING. INSIDE AND OUT.

PRICE GUIDE
Offers Over $1,450,000

ENQUIRE
Don't wait for a Home Open. Register your interest by clicking "Get in Touch" or "Enquire" and send an online enquiry (not an SMS, please) for more information, including more photos.

WHY YOU'LL LOVE LIVING HERE

Some homes make everyday life feel easy.

At 21A Sulman Avenue, you're one street back from the river, surrounded by quality homes and within walking distance of Raktacino and The Coffee Connection - the kind of location where a morning walk by the water, coffee with friends or an evening stroll can simply become part of your everyday routine.

THE HOME

Tucked away from the street, the home opens to a wonderfully private rear setting where established greenery, a swimming pool and generous undercover outdoor areas create a peaceful place to spend time with family and friends.

The northern aspect is one of the home's real strengths. Natural light reaches the living areas, pool and outdoor spaces, while the green garden creates a tranquil backdrop away from the street – something the owners have particularly loved about living here.

Inside, the renovated kitchen is the heart of the home, with stone benchtops, generous storage, and breakfast-bar seating. It connects seamlessly with the dining and living area, where polished concrete flooring adds personality and large windows create an easy connection to the outdoors.

The bathroom has also been beautifully updated with a contemporary palette, timber-look cabinetry, countertop basin, black tapware and a large round mirror.

Outside, there's room to entertain, room for children to play under cover throughout the year and,

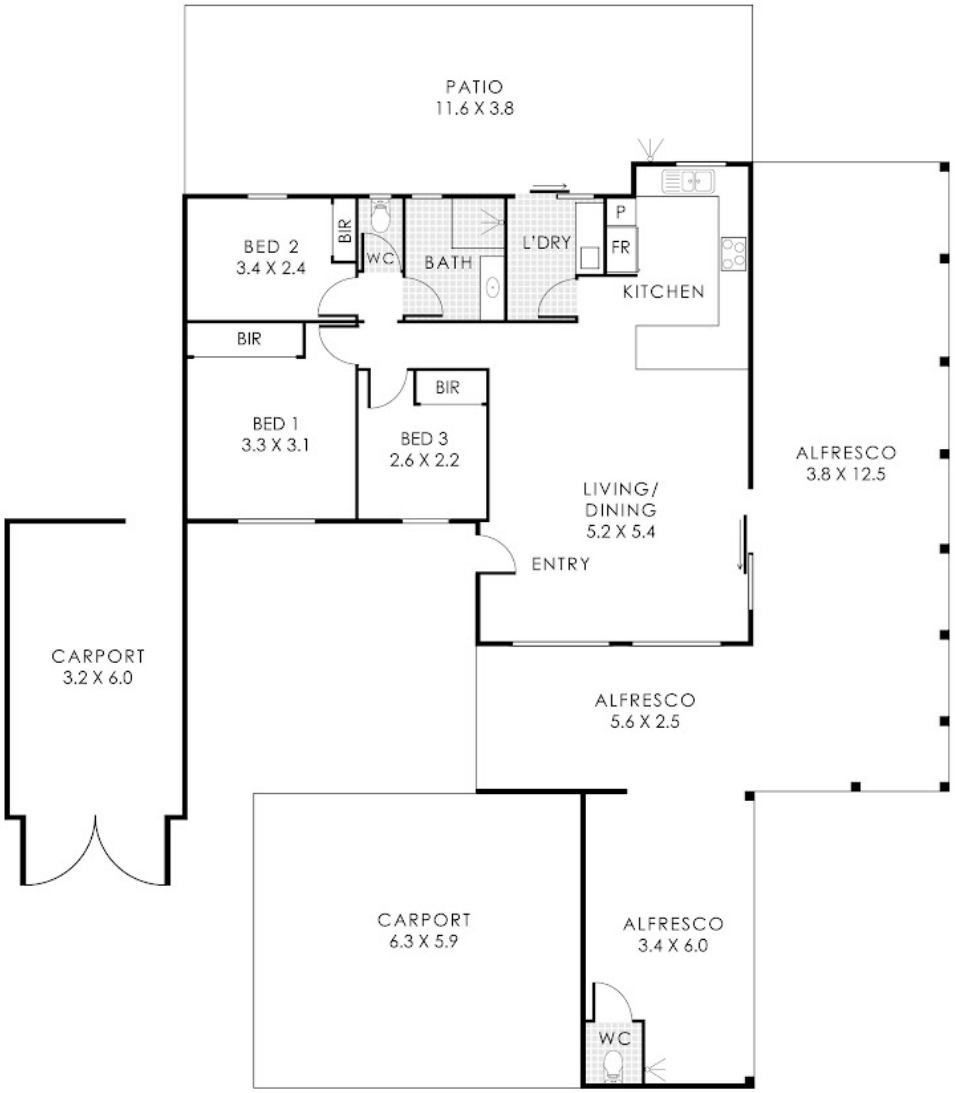
## 3 BED | 1 BATH | 3 CAR

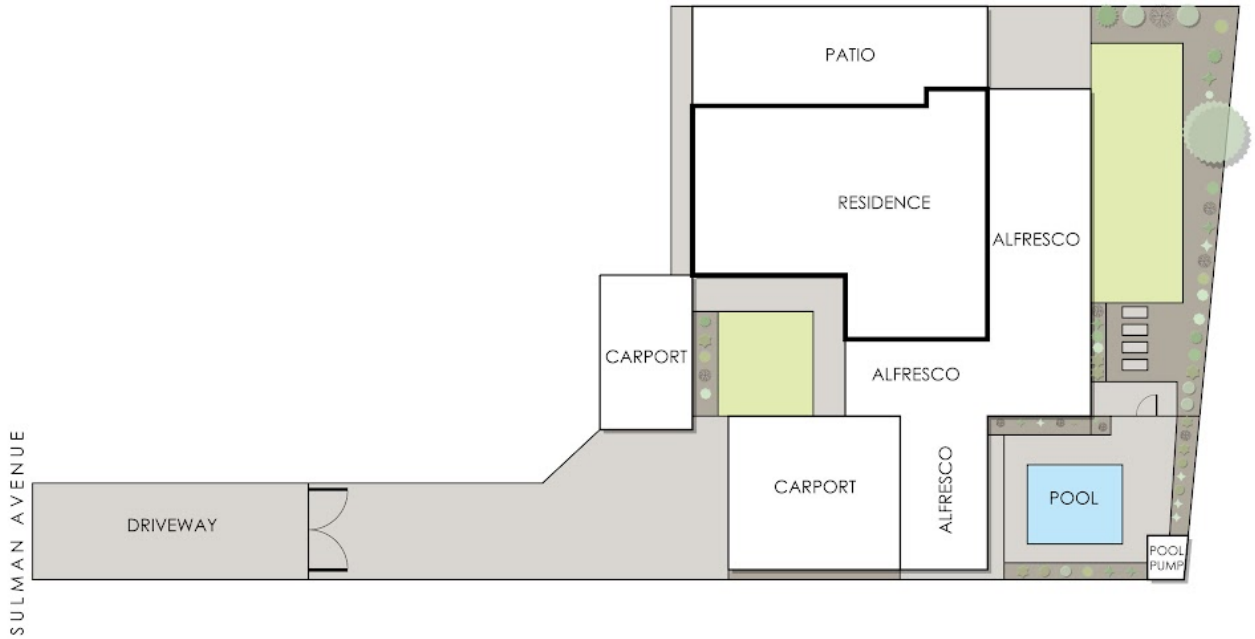
PRICE:
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OPEN FOR INSPECTION:
N/A



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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 88m² | Carport 56m² | Patio 42m² | Alfresco 82m²

**Total Area 268m²** | **Total Lot Size 583m²**

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