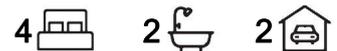




## Beeliar, 14 Birkett Avenue

MOVE IN - NOTHING TO DO



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/2S8NG5X](http://ljhooker.com.au/2S8NG5X)

**Contact**  
**Geoffrey Beard**  
0413444090  
GBeard@ljhsouth.com.au

Sitting on a 432sqm corner block this beautifully presented home boasts plenty of room for family living plus just enough garden to enjoy without it becoming a full-time chore.

The home is well designed and includes four bedrooms, two bathrooms plus a formal lounge and massive family dining area. It also is completed with a double garage and a relaxing, pitched patio area perfect for outdoor entertaining.

Features include:

- Kitchen includes gas cooktop and overhead exhaust fan and electric wall mounted oven, double s/s sinks and direct entry to the garage.
- 4 Bedrooms (one fairly small so suitable for nursery or even office.)
- Ceiling fans to some bedrooms and main living area.
- Gas points in main living area
- Alarm system
- Roller blinds to main windows



**LJ Hooker Southern Residential WA**  
**(08) 9457 9955**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- Security doors to all main entrance doors
- Gas storage HWS
- Double garage with remote doors.
- Well-presented gardens
- Pitched Colorbond patio at rear with retained brick garden beds
- Outdoor shed.

Conveniently located close to Cockburn Shopping Centre, and Cockburn transport hub, Neighbours Thompsons Lake Nature Reserve, Beeliar Primary School just a short stroll at end of street Coogee beach only a 5-minute drive away.

This property is well presented and will not last long so look out for the next home open or contact, Geoff Beard your exclusive LJ Hooker sales consultant, on 0413444090 for a private viewing. (On available after first home open)

## More About this Property

<b>Property ID</b>	2S8NG5X
<b>Property Type</b>	House
<b>Land Area</b>	432 m <sup>2</sup>
<b>Including</b>	Toilets (2)

**Geoffrey Beard 0413444090**  
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