




73 Birchley Road, Beeliar

Luxury Double Storey Living with Elevated Views

Welcome to 73 Birchley Road, Beeliar - a luxury designed double storey residence that combines space, sophistication and functionality in one of Beeliar's most elevated and desirable locations. Designed for large families and premium entertaining, this exceptional home offers an expansive layout of approximately 422sqm under the main roof and captures beautiful elevated outlooks with distant ocean views from the upper level balcony.

From the moment you arrive, the striking modern facade, clean architectural lines and commanding street presence set the tone for what awaits inside. Step through the grand entry and discover a thoughtfully crafted floor plan featuring multiple living zones, soaring ceilings, luxurious finishes and premium indoor-outdoor integration throughout the home.

The ground floor has been perfectly designed for entertaining and multi-generational living, featuring a spacious guest suite complete with walk-in robe and ensuite, a dedicated theatre room, expansive open-plan living and dining area, and a designer kitchen complemented by a fully fitted scullery and premium cabinetry. Large stacker doors seamlessly connect the internal living spaces to the

5  4  2 

FOR SALE

Expressions of Interest

VIEW

Sun 12th Jul @ 11:15AM - 11:45AM

AGENTS

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 **LJ Hooker**

alfresco entertaining area, creating the perfect environment for year-round gatherings.

Upstairs continues to impress with an additional sitting area, a luxurious master suite with oversized walk-in robe and hotel-style ensuite, spacious secondary bedrooms all with walk-in robes, and a private balcony where you can relax and enjoy distant ocean views and sunsets.

Positioned in a family-friendly pocket of Beeliar, this location offers the perfect balance between convenience and lifestyle. Enjoy easy access to Coogee Beach, Port Coogee Marina, Cockburn Gateway Shopping City, local parks, schools, public transport and freeway connections. With the coastline only a short drive away, this is a rare opportunity to secure luxury living close to the ocean while still enjoying the convenience of suburban family living.

Property Features:

- Luxury double storey residence
- Approx. 422sqm total building area
- Approx. 470sqm land size
- Elevated position with distant ocean views
- 5 spacious bedrooms with multiple walk-in robes
- 4 bathrooms including luxury ensuites
- Grand master suite with private balcony
- Multiple living areas across both levels
- Dedicated theatre room
- Designer kitchen with premium finishes
- Fully equipped scullery
- Upstairs kitchenette
- Expansive open-plan living and dining
- Outdoor kitchen and alfresco entertaining area
- Double garage with shopper's entry
- High ceilings and modern architectural design
- Premium lighting and custom cabinetry throughout
- Ideal for large or multi-generational families

A statement home designed to impress, this stunning Beeliar residence offers luxury, space and lifestyle all within moments of the coast.

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MORE DETAILS

Property ID 9T7HA2
Property Type House
Land Area 471 m2
Including Ensuite
Balcony
Outdoor Entertaining
Kitchenette

Sajad Ahmadyar 0405 602 210

Sales Representative | saj.ahmadyar@ljhooker.com.au

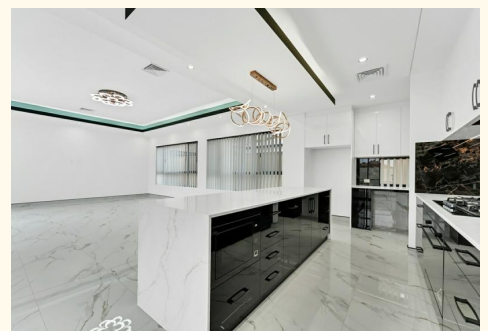
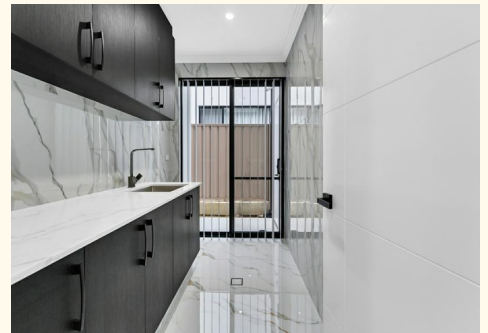
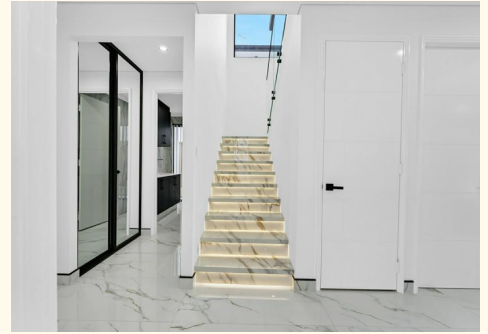
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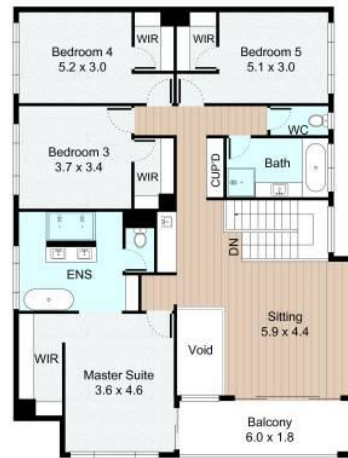
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73 Birches Road Beeliar

5 Bed 3.5 Bath 1 Car



GROUND FLOOR



FIRST FLOOR

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