



20 Sulman Avenue, Salter Point



SPECTACULAR RIVER VIEWS

Welcome to the best in modern living that Salter Point has to offer.

This tightly held and much coveted pocket of Salter Point enjoys fabulous river views and treats residents to an ever-changing spectacle of weather, light and colour across sky and water. Here there is easy enjoyment of riverside pursuits and the convenience of proximity to CBD, public transport, Aquinas College and Curtin University.

Clever design and exceptional quality have been combined to create a home that seamlessly encapsulates the stunning panoramic views and a relaxed ambience.

The home takes in breath-taking elevated 180-degree views of the Canning River from Rossmoyne, Shelley foreshore and Salter Point, across to the wetlands of Bodkin Park and Clontarf. All with the Darling Ranges picture framing the views to the east.

Upstairs there is a seriously spacious open plan kitchen and living area leading out to your oversized balcony/al fresco area, complemented with stunning modern finishes, an abundance of natural light and neutral décor throughout. The main bedroom is also found on this level with walk in robe and chic bathroom plus powder room.

4 2 2 506 m2

Price SOLD for \$1,735,000

Property Type Residential

Property ID 818

Land Area 506 m2

Agent Details

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The ground floor has a double garage with shopper's entry, three well sized bedrooms, bathroom, second powder room, laundry and large living room/theatre that opens out to a second under main roof alfresco area and the rear low maintenance gardens. A number of the rooms downstairs have an outlook to the river.

Impressive proportions and a practical blend of family, private and outdoor living areas caters for those fun family times spent all together and for the times when each family member opts for their own space. Gorgeous timber flooring, loads of storage, parking for four or more cars plus two street frontages - River Way and Sulman Ave – allowing you the opportunity to create additional off-street parking for your boat, caravan, trailer, build a workshop to tinker in, put in a swimming pool or build a granny flat with its own separate entry/access point.

Features Include:

- Two street frontages giving you many options for future access and design
- One of the highest points in the suburb – beautiful tree lined street
- East – West orientation
- High ceilings
- Extensive Blackbutt timber flooring
- Oversized kitchen with walk in pantry, ample granite bench tops and river views
- Oversized open living space with cathedral ceilings carrying through to the al fresco
- Great segregation between parents and children's accommodation
- Master bedroom with walk in robe, double vanity, spacious en-suite, spa bath and private balcony
- Quality bathrooms & fittings with marble tops
- Separate bath and shower in second bathroom with adjoining powder room
- Laundry with ample storage and clothes chute
- Ducted air conditioning throughout
- Alarm system and ducted vacuum system
- Provisions for a dumbwaiter
- Easy care & secure gardens with automated reticulation - ideal for lock up and leave
- Modern elevation with great street presence
- Large external store room
- 506sqm Green Title block
- Rear secondary street entry off River Way

A short stroll to Aquinas College and the Rivers edge, it is undeniable that this location is one of the best that Perth has to offer - Best of all it's priced to sell!

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