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## **\$1,000,000 Plus** **Burns Beach, WA, 6028**

### **OVERVIEW**

**336 m<sup>2</sup> Land Size | 209 m<sup>2</sup> Building Size | House**  
**1 Ensuite | 4 Bedrooms | 2 Bathrooms | 2 Garage**

### **DESCRIPTION**

#### **COASTAL LIVING AT ITS BEST**



Welcome to 11 Avila Link, a stunning home located in the highly sought-after suburb of Burns Beach. This magnificent property offers a perfect blend of modern luxury and comfortable living, making it the ideal home.

Built in 2017 and boasting 4 spacious bedrooms, this property provides ample space for a growing family or those who love to entertain guests.

A Beautiful wooden staircase with glass balustrading leads you to the master bedroom upstairs which has a open-plan ensuite. 4th bedroom is also upstairs. The remaining bedrooms are downstairs and are generously sized main bathroom with shower, vanity and separate powder room. Double entry doors lead to a good-sized theatre room at the front of the home.

Centrally located is the open-plan living and dining area, which seamlessly flows into the well-equipped kitchen. The kitchen has an island bench a 900mm gas cooktop and an oven. Fridge Recess, dishwasher, big walk-in pantry. It is also well equipped with cupboards including overheads. The family room also has built-in cupboards.

This home has reverse cycle air-conditioning throughout for all-year comfort, plus smart wiring, and a security alarm system, the laundry has a big walk-in linen cupboard.

Step outside to the outdoor area, complete with a covered alfresco and a low-maintenance garden. This space is perfect for hosting summer barbecues with family and friends. The double garage offers secure parking for two vehicles and additional storage space.

Situated in the highly sought-after suburb of Burns Beach, this property offers a tranquil lifestyle while still being conveniently located near all amenities. Enjoy the nearby pristine beaches, parks, and walking trails, the vibrant shopping and dining precincts of Joondalup.

This property presents an incredible opportunity to secure your dream home in one of the most desirable locations in Burns Beach. Don't miss out on this rare gem.