





**1 Seabreeze Avenue Burns Beach WA**

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Sweepingly overlooking beautiful Bengello Park across the road whilst also perfectly positioned just minutes away from glorious Burns Beach and crystal-clear Indian Ocean waters, this spacious and versatile 4 bedroom 2 bathroom two-storey residence boasts a commanding corner presence and takes stylish coastal sophistication to a whole new level.

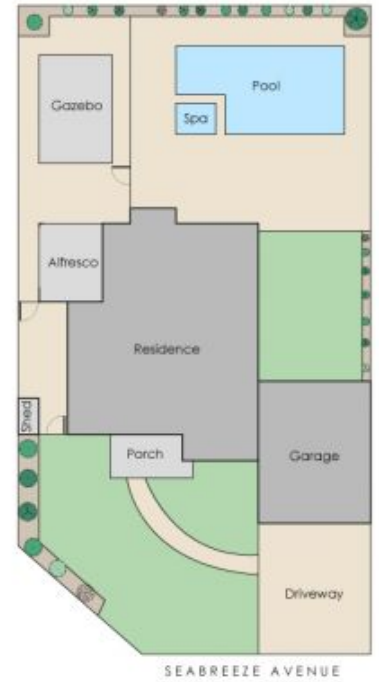
There are even ocean glimpses from upstairs, where sensual sea breezes can also be felt through your hair as you retreat to an enclosed alfresco-style sunroom balcony - complete with double-glazed bi-fold windows for equal protection and cross-flow ventilation. The latter can be seamlessly accessed from the main open-plan family, dining, and kitchen area where a gas bayonet and a

**Type** : House  
**Price** : \$ 1,300,000  
**Land Size** : 653 sqm  
**View** : <https://www.joyofhope.com.au/sale/wa/north-ern-suburbs/burns-beach/residential/house/7660904>



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Approximate Areas

GROUND FLOOR  
 Residence: 131m<sup>2</sup>  
 Garage/Store: 50m<sup>2</sup>  
 Alfresco: 16m<sup>2</sup>  
 Porch: 8m<sup>2</sup>

FIRST FLOOR  
 Residence: 131m<sup>2</sup>  
 Rear Balcony: 16m<sup>2</sup>  
 Front Balcony: 9m<sup>2</sup>

Total Area: 361m<sup>2</sup>

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of the floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Clio Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the floor plan. Not to be used for any other purpose. www.cliocreative.com.au



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