






### 5 Picnic Parade Burns Beach WA

4  2  2 

There is a distinct beach-house feel about this quality 4 bedroom 2 bathroom two-story residence by "Atrium Homes", where the original - and current - owners are ready to move on to their next chapter, but have left no expense spared in ensuring comfortable modern living for one lucky buyer, with breathtaking ocean views to both Fremantle and Rottnest Island simply an added bonus.

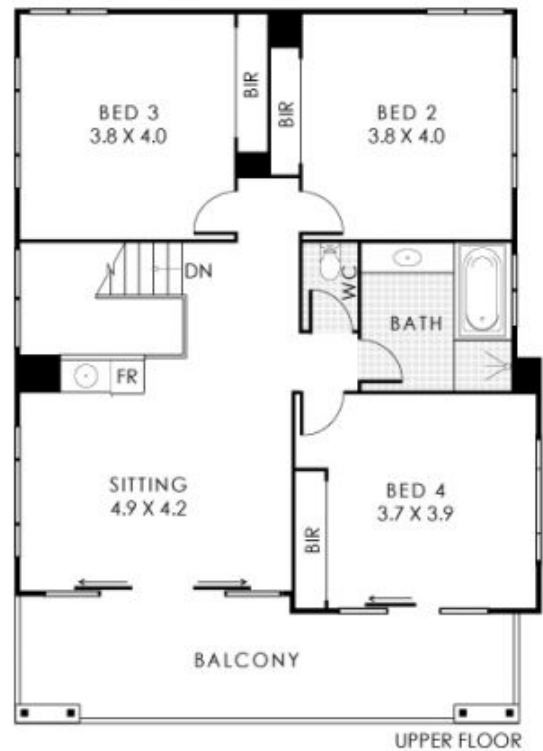
The best vantage point is from upstairs where a large covered full-width front balcony also captures a lovely park vista, along with amazing evening sunsets over the crystal-clear Indian Ocean waters. It can all be seamlessly accessed from within a spacious activity room - or retreat - with its own built-in stone bar/kitchenette with a sink and drinks fridge.

[For full version visit the website](https://www.joyofhope.com.au)

**Type** : House  
**Price** : \$ 1,250,000  
**Land Size** : 375 sqm  
**View** : <https://www.joyofhope.com.au/sale/wa/north-ern-suburbs/burns-beach/residential/house/7808075>



**Johann Dique**  
0430041111



## 5 Picnic Parade, Burns Beach

Residence 26.5m<sup>2</sup> | Garage 46m<sup>2</sup> | Alfresco 16m<sup>2</sup> | Balcony 20m<sup>2</sup> | Porch 1m<sup>2</sup>

**Total Area 348m<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 this floor plan, all measurements and any other information shown are an approximate interpretation only. Measurements and total area do not include or account for wall thickness or roof area under eaves. CIB Creative will not be held liable or responsible for any errors, omissions, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose. [www.cibcreative.com.au](http://www.cibcreative.com.au)