

For Sale

83 Burleigh Drive, Burns Beach



EOI



Open for Inspection

DOUBLE YOUR AVERAGE RENTAL RETURN

WITH AN ATTRACTIVE 6% LEASE BACK ARRANGEMENT!

That's right! With a **guaranteed rent return** on a long-term lease, this stunning Shelford Quality Homes display home can be yours to own.

Superbly placed, The Nu Arte display home is set within an exclusive beachside community with stunning streetscapes, manicured parks and the spectacular Indian Ocean at your doorstep. It is an exciting development which boasts close proximity to the beach and all just a short drive from Mindarie Marina. Spoilt for choice the home's central location means local shops, entertainment options and restaurant are right at your doorstep

The home has been customised designed to showcase seamless integration of modern innovation with sophisticated finishes to emulate the drama and confidence of the Art Deco movement. The striking, innovative design delivers on both luxury and comfort, perfect for a young or growing family. Elevated ceilings with vast highlight windows create voluminous living spaces, the romantic colour palette and elegant architectural details such as stepped ceilings with shadow lines, high door frames create sophistication, volume and space throughout.

From the moment you step through the doors, the home catches your attention with its quality and sophisticated modern colour palette, stylish finishes and space to entertain and have fun!

Embracing West Australians love of entertaining and relaxed living, the home with its expansive open plan living area includes:

- A stunning glamorous kitchen with integrated appliances, custom cabinetry, and a scullery area perfectly designed for ease in functionality.
- Carefully selected tapware and fixtures, skirting boards and stunning recessed ceilings in the Master Suite, Living area, Games room, and Alfresco
- An expansive Games room, opening out onto the outdoor kitchen / alfresco area you will want to host all the events for family and friends all year around!
- Outdoor Kitchen and Entertaining area
- Going above and beyond with extra high ceilings throughout including high door and window frames, unique 3.3metre high architectural stacking door
- Impressive Master Suite with walk in custom robes and hotel style ensuite with twin vanity basins, oversized double shower and private W/C
- 3 double bedrooms, with a well-appointed bathroom
- State of the art home automation system and Smart home charge station for the tech savvy family members
- Energy Efficient inclusions including e- glass windows and doors, Velux sky lights and water saving solutions including a hidden rainwater tank
- Fully ducted air conditioning
- Landscaped reticulated gardens
- Monitored alarm system

Providing a guaranteed rent return of 6% per annum, the Shelford Group will lease the home back from you for a minimum period of 24 months (+ 2 x 6 month options). In addition, the property will be fully maintained for the duration of this lease, making the Shelford Group an ideal tenant!

So, what are you waiting for?

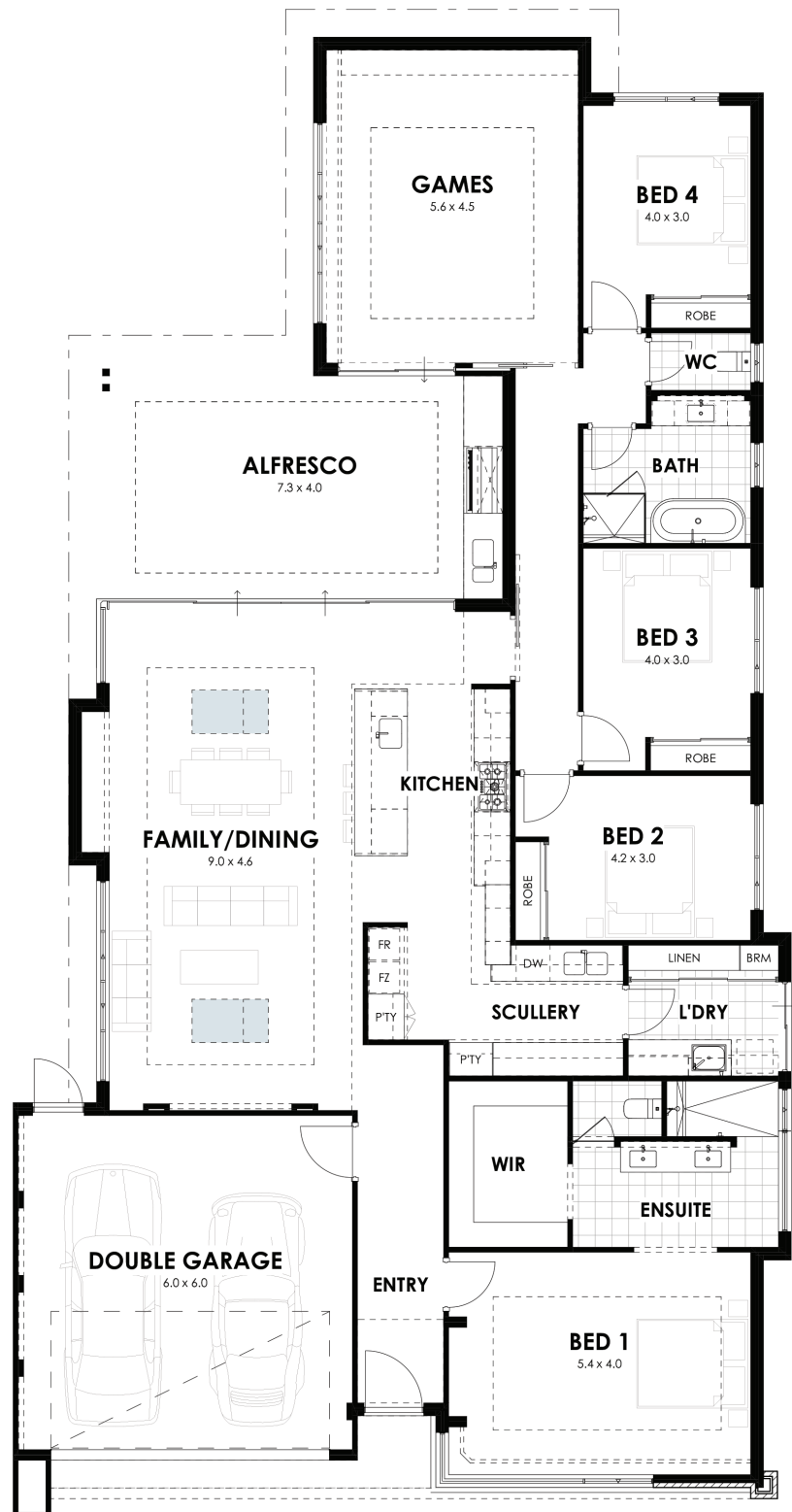
Contact our sales Manager today for more information or to register your interest:



The Nu Arte

AREAS

HOUSE	228.32m ²
ALFRESCO	30.17m ²
PORCH	2.16m ²
GARAGE	38.24m ²
PERIMETER	84.95m
LENGTH	26.62m
WIDTH	13.99m
TOTAL	298.89m²



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