



## BURASIRI - IMMACULATE 3-BEDROOM FAMILY HOME IN CENTRAL LOCATION



**Bathrooms:** 3

**Bedrooms:** 3

**Lot size:** 300

**Price:** 9980000

**Property size:** 178



**Year built:** 2014

**This property is the ideal home for a family looking for peaceful, modern living, with easy access to the island's amenities and activities.**

It is located 30 minutes drive from Phuket International Airport, 10 minutes drive from Boat Lagoon and Royal Phuket Marina, and 20 minutes drive from Central Festival.

It's less than a 5 minute walk from the house to British International School.

This 2014 built 2-storey Sansiri-built villa has been substantially upgraded and benefits from the addition of: a maid's room; a laundry room; large secure outdoor storage; and a large covered deck area – ideal for outdoor dining and BBQs.

The house is an end unit with a modest landscaped low-maintenance garden, and has covered parking for 2 cars.

The development offers a large outdoor club pool (within 100m of the house); a gym, a recreational area, and well maintained public gardens and walk-ways.

The house interior has been completed to a very high standard and includes: solid hardwood flooring throughout the upper floor; a solid hardwood staircase; a fully integrated air-con system; fitted Venetian blinds on all windows; and is finished with international spec electrical sockets throughout.

#### GROUND FLOOR

Large dining area, double-width bi-fold glass doors opening onto the outdoor covered deck. The opening also benefits from a sliding mosquito net.

Living area including custom built-in wall-mounted furniture and shelves.

Show kitchen – fully fitted with custom-made high-end units from 'Cocoon Kitchens', including a 4-seat breakfast bar, finished with a large 'Samsung' upright 2-door fridge-freezer.

Wet kitchen – fully fitted 'Western Style' kitchen with floor units; wall units; 5-ring 'Teka' gas hob; 'Teka' extractor hood; double sink; 'Teka' fan-assisted oven; 'Samsung' microwave.

Laundry area – tiled floor, plumbed-in front-loading 'Samsung' washing machine; 'Philips' front-loading dishwasher.

Maid's Room – with fitted custom-made single bed and a tiled floor.

Shower room – fully tiled, with fitted sink unit and W.C.

Under-stair storage cupboard.



All floors on the ground floor are finished with ceramic tiles.

#### FIRST FLOOR

Further living area off which are located 3 bedrooms. Double sliding glass doors lead to a small balcony overlooking the front of the property.

Master Suite – custom-made fitted wardrobes, drawers, and a custom made king-sized bed. En-suite shower room, fully tiled, fitted with a hot water shower unit, and with fitted sink unit and W.C.

First guest bedroom – custom-made fitted wardrobes, drawers. King-sized bed.

Second guest bedroom – custom-made fitted wardrobes, drawers. Queen-sized bed.

Shower Room (serving both guest bedrooms) – fully tiled, fitted with a hot water shower unit, and with fitted sink unit and W.C.

All window blinds, all fitted furniture, all beds, all outdoor furniture; and all kitchen & laundry equipment are included in the sale.

Some of the movable interior furniture may be for sale by separate negotiation.

**This property has been reduced for a quick sale at THB 9.98 million (was THB 12.9m).**

REAL Ref. 13171