

**107 Meller Road, Bibra Lake, WA 6163**



**Sold House**

Monday, 23 October 2023

107 Meller Road, Bibra Lake, WA 6163

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



Tony Coyles  
0894188888

**\$807,088**

Find harmony in this wonderful 4-bedroom 2-bathroom brick-and-tile home that is as solid as they come and impressively boasts a fantastic free-flowing floor plan that will suit everybody's needs. A spacious front lounge room has a gas bayonet for heating and leads into an open study area. At the heart of the home, you will find a huge open-plan family, dining, games and kitchen area with double sinks, a storage pantry, a Chef gas cooktop, a Westinghouse oven, a Miele dishwasher and feature brickwork. The pick of the bedrooms is a huge front master suite with split-system reverse-cycle air-conditioning, a walk-in wardrobe and an intimate ensuite bathroom – comprising of a shower, toilet, and vanity. A bubbling corner spa bath with a showerhead graces the main family bathroom, whilst the laundry has been cleverly renovated to include a linen cupboard, both over-head and under-bench storage space, stylish tiled splashbacks, a separate second toilet and security-door access out to the side of the property. A large 6m x 4.5m powered lock-up workshop at the rear is every tradesperson's dream, with the paved drying courtyard and a generous covered alfresco entertaining area – off the main hub of the layout – allowing you to sit back, relax and embrace the magical evening sunsets over the trees, with your favourite drink in hand and the sounds of birds chirping away in the background. An extra-height remote-controlled double lock-up carport is ideal for larger vehicles and enjoys drive-through access under the alfresco, for extra secure parking. Walk to Bibra Lake Primary School, the local IGA supermarket, cafes and the picturesque Bibra Lake wetlands from here. With excellent public transport, shopping amenities, St John of God and Fiona Stanley Hospitals, Cockburn Central and even the freeway all only a matter of minutes away in their own right makes living here all the more convenient. Prepare to be pleasantly impressed! Other features include, but are not limited to:

- Freshly painted throughout.
- Quality window treatments
- Attractive low-maintenance hybrid Woodland timber flooring
- Carpeted 2nd bedroom with a built-in robe
- Carpeted 3rd/4th bedrooms with split-system reverse-cycle air-conditioning
- Feature skirting boards
- Security doors
- Instantaneous gas hot-water system
- Automatic mains reticulation
- Beautiful rear gardens, with ample space for the kids and pets to play.
- Super-sized floor plan – over 186m<sup>2</sup> of internal living space
- Large 700sqm block with additional parking space out front for your boat or caravan
- Built in 1990

Treat your loved ones to something special, with absolutely nothing left for you to do here – simply bring your belongings and move straight on in! Homes of this quality are a pleasure to present, and a viewing is highly recommended. For more information, please contact Tony Coyles on 0414 988 859.