

**12 Bradbury Way, Samson, WA 6163**



**House For Sale**

Thursday, 18 April 2024

12 Bradbury Way, Samson, WA 6163

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 701 m2**

**Type: House**



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## UNDER OFFER WITH MULTIPLE OFFERS

Step into a world of possibility with this charming 4 bedroom home nestled on a generous 701sqm green title block. Boasting an array of living spaces, including multiple living areas, double garage with drive through access and a rear studio, this home offers versatility and room to grow. Situated in close proximity to Sir Frederick Samson Park, as well as shopping, schools, and all amenities, it presents an idyllic blend of convenience and comfort. Welcome home to a place where every corner invites you to create cherished memories and embrace a lifestyle of abundance.

- Open plan living / dining areas with wood combustion fireplace
- Formal lounge + activity area
- Kitchen offers 600mm wall oven + grill, 4 electric hot plates, extractor fan, double sink, pantry
- Reverse cycle air conditioning
- Double garage with drive through access to rear
- Separate brick studio / granny flat
- Generous master bedroom offers reverse cycle air conditioning and mammoth dressing room / home office
- Bedroom 2 is double sized
- Bedroom 3 is queen sized with wall to wall built in robes
- Main bathroom offers shower, bath, single vanity and storage cupboards
- Bedroom 4 is queen sized with recess
- Large laundry with separate WC and linen storage
- Second linen closet
- Security screens
- Paved rear yard with shade sail, raised garden beds and established trees
- Storage shed
- Elevated 701m<sup>2</sup> green title block
- Family friendly quiet street with the popular Sir Frederick Samson Park at the end of the street
- Close proximity to shopping, schools, parklands, cafes and public transport

DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent or the client, guarantee their accuracy. Interested persons are advised to make their own enquiries. The particulars contained are not intended to form part of any contract.