

12 Buffett Ramble, Quinns Rocks, WA 6030

House For Sale

Thursday, 25 April 2024

12 Buffett Ramble, Quinns Rocks, WA 6030

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 473 m²

Type: House



Pauline Lyon
0427968070

UNDER OFFER!!

Welcome to 12 Buffet Ramble, Quinns Rocks, a charming family home that offers comfort, style and relaxed living. Situated on a quiet street on a 473sqm block and offering four bedrooms, two bathrooms and a generous outdoor area, this home is the perfect canvas for making lifelong memories and is eagerly awaiting its new owners. Enter through a tiled entryway that sets a welcoming tone with its front living room featuring electric roller shutters, a ceiling fan and gas bayonet, ensuring comfort through all seasons. The master bedroom, also to the front of the home, is a private and relaxing retreat, featuring electric roller shutters, a ceiling fan, split system air-conditioning unit, generous walk-in robe and timber-look laminate flooring throughout. The ensuite bathroom includes a corner tiled shower, neat vanity with ample storage and contrasted black floor tiles set against the white bathroom for a modern look. To the heart of the home, the spacious open-plan design allows for effortless everyday living and stylish entertaining. The kitchen is equipped with wrap-around benchtops with under bench storage and large preparation space, while a large window fills the space with natural light. Appliances include a double stainless-steel sink, dishwasher, gas cooktop and built-in oven. The adjacent dining and living areas create an open and inviting space, perfect for relaxed family meals, everyday living and stylish entertaining with friends and family. Sliding doors open onto the large backyard and patio, extending the living area for seamless indoor and outdoor flow. Discover a large pitched patio with wooden beams and a brick-paved entertaining area, alongside a generous grassed area showcasing well-kept soft buffalo lawn, and surrounding gardens. Complete with a natural gas outlet for a barbecue, this delightful backyard offers feel-good outdoor living and alfresco entertaining with ease. Back inside, transition through a sliding French door into the minor bedroom wing with carpeted flooring and ceiling fans in each of the three rooms, creating a comfortable space for growing families, guest rooms or as a versatile home office. The main bathroom stands out with its bright blue tiles and modern vanity, separate bathtub, tiled corner shower and separate WC. The home continues with a practical laundry room, complete with ample storage and a linen cupboard. A separate WC with a sliding door enhances functionality, providing direct access to the outside. Other property features include, but not limited to:- Single carport with front door access and additional storage/workshop space- Gated access through to backyard- Tiled flooring throughout main living areas- Downlighting throughout- Gas bayonet to living rooms- Ducted evaporative cooling system throughout- Practical laundry with ample storage, linen cupboard and outdoor access to washing line- Fully reticulated backyard- Gas hot water system- Council Rates \$1937 approx annually Situated in a serene and welcoming neighborhood, this location is an ideal spot to call home, offering a peaceful ambiance and abundance of local lifestyle amenities and conveniences. Location highlights include:- 1.7km to Quinns Dog Beach- 2.1km to Quinns Beach Lookout and 3.5km to Quinns Beach- 350m to Mccoy Park and 750m to Foundation Park and Playground- 5.5km to Mindarie Marina with restaurants and boat pens- 2.3km to Quinns Village Shopping Centre and 2.7km to Merriwa Plaza- 4.7km to Ocean Keys Shopping Centre and surrounding dining options- 850m to Marmion Avenue and 3.2km to Mitchell Freeway via Lukin Drive Local schooling: Quinns Beach Primary School, Quinns Rocks Primary School, Quinns Baptist College, Peter Moyes Anglican Community School, Mindarie Senior College, Butler College and more. This open and welcoming home is ideally suited for first-time homebuyers, growing families, those looking to downsize, and investors alike. Don't miss this opportunity to make this charming home your own. For more information, please contact Pauline Lyon on 0427 968 070 or via email pauline.lyon@peard.com.au *PLEASE NOTE while every effort has been made to ensure the given information is correct at the time of listing, this information is provided for reference only and is subject to further enquiry. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.