

**13 Broula Road, Kalamunda, WA 6076**



**Sold House**

Friday, 18 August 2023

13 Broula Road, Kalamunda, WA 6076

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 950 m2**

**Type: House**

**\$850,000**

This stunning 4 bedroom plus study 2 bathroom house is now available for sale and positively will not last!! Situated on a spacious 950 sqm, this property has a perfect blend of comfort, style, and convenience. Step inside and be greeted by a warm and inviting atmosphere. The open-plan layout seamlessly connects the living, dining, and kitchen areas, creating a perfect space for entertaining guests or enjoying quality family time. The modern kitchen features updated and tasteful cabinetry, ample storage space, and quality appliances, making it a dream for any aspiring chef. The bedrooms are generously sized and provide a peaceful retreat at the end of a long day. The master bedroom boasts an ensuite bathroom, ensuring privacy and convenience. The remaining bedrooms are perfect for children or guests conveniently the bedrooms are zoned with plenty of separation ideal for the growing family. The main areas feature ducted air-conditioning whilst the slow combustion heater provides plenty of warmth to the whole house over winter and the cooler months additionally the master bedroom has its own split system if you need it. The outdoor area is equally impressive, with a backyard providing plenty of space for kids and pets to play. Imagine hosting summer barbecues or simply relaxing in the shade under the huge covered patio adjacent to the below ground pool - The possibilities are endless! Plenty of room for cars here with double garage and workshop area enclosed within and additional off street parking in front of garage for at least 2 other cars. Located in this sought-after enclave within the suburb of Kalamunda, this property offers easy access to a range of amenities. Enjoy the convenience of nearby schools, shops, parks, and public transportation options. With its serene surroundings and high walkability score, this property truly offers the best of both worlds. Incredibly to add even more value this property is zoned R10/R30 and with the sewer connected also. Don't miss out on this incredible opportunity! The price guide for this property is Offers over \$899,000. Contact us today to arrange a private inspection and secure your dream home