

14 Boboli Way, Pearsall, WA 6065

slp.

House For Sale

Tuesday, 14 May 2024

14 Boboli Way, Pearsall, WA 6065

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 640 m2

Type: House



Denis Sauzier
1300947777

Best offer over \$920,000

** Twilight Preview - Thurs 16th May @ 5.30 PM **** Grand Opening: Sunday 19th May @ 12 noon **Commodore Homes are known for their super generous floor plans, the 'Carolina' by Commodore is the home which you will find at 14 Boboli Way and it sure is BIG! Spanning just shy of 240sqm in living area alone and set on a 640sqm block, this home offers 4 large bedrooms as well as a dedicated home office which is large enough to double as a 5th bedroom! From its Kingsize Master Suite to its extra large games room (over 28sqm), fabulous kitchen and spacious outdoors, this home will be ticking many of the boxes on your 'Must Have' list. Surrounded by quality homes, great neighbors and walking distance to the Pearsall shops, Primary School and Community Centre - 14 Boboli is a 'Winner' !Features Include:* Manicured front gardens and great street appeal* Side gate which can be hinged for extra secure parking space - fully paved behind the gate - ideal for that extra car / trailer etc* Covered Entrance Portico - security screen door* Kingsize Master Suite comprising well appointed en suite (with corner spa bath) & Walk In Robe. Master has both a split R/C unit as well as ducted evaporative aircon.* Electric Roller Shutter Blinds to Master windows* Double Door Entry to the Theatre / Formal Lounge - also with Electric Roller Shutter Blinds* Dedicated large home office - need a 5th bedroom? Problem solved!* Expansive Open Plan, Informal Living and Meals Area* Area serviced by large split R/C aircon unit as well as ducted evaporative aircon. * Gorgeous floor tiles* Beautifully appointed kitchen with extra long bench top and Island Bench. 900mm oven and gas cooktop - S/S Rangehood* Double Door Entry to the Super Sized Games Room - this great room measures more than 28sqm in size! This room has timber floor boards and two doors leading either into the back garden or onto the pitched patio area.* Double and Queen size minor beds with Walk In Robes (beds 3 & 4) and BIR to Bed 2.* Family bathroom with modern colour palette* Good size laundry with 2nd W/C off from laundry.* Long, pitched patio with triple ceiling fans await you and your friends as you entertain in style!* Extended liquid limestone area where kids can play basketball or you can install their trampoline. You might even choose to extend your entertaining area and put another patio here? * Lawned area for kids and pets to enjoy. Large enough to drop a pool in too if that's on your wish list!* Shoppers entry from the double garage with auto sectional door. * PIR Alarm System* Gas Storage HWSAll in all 14 Boboli is a wonderful family home. There's ample space for the growing family and offers immense potential. Refer to floor plan for sizing or rooms etc and reach out to the selling agent, Denis Sauzier from the Denis Sauzier Team with any questions you may have. See you there...!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.