

**15 Bramley Way, Bibra Lake, WA 6163**



**House For Sale**

Tuesday, 7 May 2024

15 Bramley Way, Bibra Lake, WA 6163

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 357 m2**

**Type: House**



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## Buyer Price Guide From \$629,000

Splendidly sitting opposite a lovely park and its abundance of birdlife that you can hear chirping away up in the surrounding treetops, this delightful 4-bedroom 2-bathroom family home is desirably positioned for easy living. A carpeted front lounge room welcomes you inside and is the ideal separate living zone, away from the tiled open-plan family, dining, and kitchen area – on the other side of a gorgeous French door. The latter plays host to a split-system air-conditioner, a gas bayonet for heating, a gas cooktop, a separate Chef oven, a dishwasher recess, double sinks, a microwave nook, and a corner pantry. The spacious front master-bedroom is carpeted for comfort and comprises of a walk-in wardrobe, a ceiling fan, a manual security window roller shutter and a connecting ensuite bathroom with a shower, toilet and vanity. Outdoors and off the family room lies a huge, pitched patio-entertaining area down the side of the property, leading to an intimate backyard setting. Other features include, but are not limited to:

- A pretty and shaded tree-lined frontage
- The chance to add your own personal modern touches throughout.
- Full height mirrored built-in robes to bedrooms 2, 3 and 4
- Separate bath, shower, and heat lamps to the main family bathroom
- French door to shut off the minor sleeping quarters from the main living area.
- Tiled laundry with a separate 2nd toilet – plus access out to the paved rear drying courtyard
- Security-door entrance
- Security-alarm system
- Gas hot-water system
- Front reticulation
- Rear garden shed.
- Double carport with a remote-controlled door and double-gate access to the side patio for extra secure parking
- Low-maintenance 357sqm block
- Built in 2000

A delightful location close to absolutely everything awaits you here, with the St John of God & Fiona Stanley hospitals, bus routes, local schools, shopping amenities, parks, lakes, wetlands, and even the freeway all within a short reach. Cute, convenient, and ready for new family memories to be made – this home is perfect for the first homebuyer or savvy investor and requires your action today. For more information or to arrange a viewing, please contact Tony Coyles on 0414 988 859