

17 Birchgrove Way, Pearsall, WA 6065

julie ormston
& partners

House For Sale

Saturday, 4 May 2024

17 Birchgrove Way, Pearsall, WA 6065

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 446 m2

Type: House



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Under Offer

Just right! If you have been feeling a bit like Goldilocks, frustrated because houses are either way too big or way too small, this one may be JUST RIGHT! A versatile, individual layout, with a great garden for kids or pets, it is perfect for modern family living or that lock and leave lifestyle. Situated on a fully gated 446m² block, in a convenient Pearsall locale, this wonderful one owner offering was built with love and pride in 2018. This minimal care was designed to create a versatile home that will appeal to families of all ages. This home really does provide the perfect backdrop for creating long-lasting memories! If you are seeking a beautiful haven for effortless living and if this unique home excites you, please act quickly to secure this Pearsall home. 3 Bedrooms | 2 Bathrooms | 4th Bedroom/Games room | Theatre or Snug | Family | Dining | Alfresco | Patio | Double automatic garage | 446 m² with 148m² of living- The main bedroom is tranquilly positioned to the front of the home, well away from the minor bedrooms. The hotel style ensuite has been equipped with a double glass shower, and separate toilet. There are dual walk in robes, which is sure to impress. - The kitchen is perfectly positioned at the heart of the casual living and dining. Finished with stone benchtops, a double sink, 5 burner 900mm gas hotplate, electric oven, Bosch dishwasher, fridge/freezer capacity and breakfast bar.- Communal living and dining is the ideal place to congregate while the chef creates and integrates beautifully with the alfresco and patio, for effortless indoor/outdoor entertaining. - There is a cosy theatre, which gamers would absolutely love!- The minor bedroom wing is very separate. These spacious bedrooms can easily accommodate double beds and feature built-in double robes. - The bonus space has been configured for use as either an additional bedroom, or a playroom. It opens out directly to the alfresco.- The family bathroom has been tastefully finished in the same palette as the ensuite, with a bath, and glass shower. The separate second toilet will ease the morning queues.- A very pretty garden provides a great backdrop for the all weather outdoor entertaining area, which is highlighted by honed aggregate and café blinds, for year round use. There is a large lawned area for your precious pups. What a wonderful space for pets and children to play in safety. - 5.5kw solar system will reduce your household expenses.- The laundry is cleverly positioned steps from the kitchen.- At the end of the street, you will find the vast parkland of Goundrey Park, with play equipment for your children and space galore for your pets to roam.- There is shoppers' entry via the automated double garage.- Led lighting to key areas- Security alarm- Solar hot water system.- Batts Insulation- Approximately 148m² of living on 446m² custom built in 2018. Disclaimer: In preparing this information, Julie Ormston & Partners and its members has relied in good faith upon information provided by others and has made all reasonable efforts to ensure that the information is correct. The accuracy of the information provided to you (whether written or verbal) cannot be guaranteed. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate.