

18 Anea Brace, Bilingurr, WA 6725



House For Sale

Tuesday, 21 November 2023

18 Anea Brace, Bilingurr, WA 6725

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 540 m2

Type: House



Giles Tipping
0891922122



Cameron Loersch
0891922122

\$695,000

Discover the perfect blend of comfort and convenience in this gorgeous park side family home in serene and unhurried Bilingurr. This beautifully crafted property offers a spacious floorplan with 4 bedrooms, 2 bathrooms, and a double carport to accommodate your vehicles, all designed for low-maintenance living. The property offers vacant possession. However, with a current rental appraisal of \$1,100 - \$1,200 per week, it would also make an excellent corporate or government rental investment with its popular location, modern features and low maintenance attributes. As you approach the property, the freshly painted driveway and carport, plus the mature tropical gardens give the home great street appeal. As you step inside, you'll be greeted by lovely interiors that feature easy-to-clean tiled floors and large windows bathing the home in natural sunlight. The house is fitted with quality split system air conditioning throughout, complemented by ceiling fans to circulate the refreshing breeze. At the heart of this home is an airy, open-concept kitchen, living, and dining area. The modern kitchen is a dream, equipped with quality appliances, tiled splashbacks, a convenient breakfast bar, a pantry, and ample storage space - ideal for hosting and entertaining. Open the doors to extend your living space into the alfresco entertaining area, where you can relax and enjoy the secure backyard adorned with grass, plants and a magnificent Boab tree. Each of the four bedrooms is generously sized, ensuring comfort and privacy for all family members. All feature brand new carpets, the minor bedrooms feature built-in wardrobes, while the master bedroom is a true oasis, boasting a walk-in wardrobe and a sparkling ensuite. Contemporary design is also reflected in the central bathroom showcasing a bathtub, shower, and a separate toilet, complemented by adjacent laundry facilities that include built-in storage and yard access. Property Highlights: • 4 spacious bedrooms, 2 bathrooms • Double carport • Easy-clean tiled floors, air conditioning/heating, ceiling fans • Open-concept kitchen with quality appliances and breakfast bar • Alfresco entertaining area and secure backyard • Master bedroom with WIR and ensuite, minor bedrooms with BIRs • Close to all the amenities that you need! This property's location is second to none. Families will love the park across the road - a great spot to socialise with neighbours and for the kids to play. The popular Broome North Primary school is only 100m away and China town and Cable Beach are all within a 5 minute drive. Don't delay - this home is an amazing opportunity for investors, growing families or first home buyers! Get in touch with us to inspect. ESSENTIAL DETAILS: - Council Rates: \$3633 approximately per annum - Water Rates: \$1525.15 approximately per annum - Land Area: 540 sqm - Year Built: 2013 For further property details or to arrange a private inspection please contact Giles Tipping and Cameron Loersch on 0499 322 120 or email cameron.loersch@raywhite.com.