

# 2 Ballater Heights, Bibra Lake, WA 6163

## House For Sale

Thursday, 13 June 2024



2 Ballater Heights, Bibra Lake, WA 6163

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 761 m<sup>2</sup>

Type: House



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## UNDER OFFER!

Occupying a spacious corner block within Bibra Lake's leafy "St Pauls Estate" this quality-built 4-bedroom 2-bathroom Peter Stannard home also enjoys a tranquil cul-de-sac frontage, ensuring complete family privacy and comfort for all involved. Impeccably presented throughout, the residence plays host to a series of generous bedrooms – inclusive of a huge front master suite where a ceiling fan, split-system air-conditioning and a walk-in wardrobe are complemented by a modern fully-tiled ensuite bathroom with a relaxing corner spa bath, a rain shower, twin "his and hers" stone vanities, under-bench storage space and a separate fully-tiled toilet. A super-sized open-plan family lounge is carpeted for comfort and sits on the other side of the entry foyer. Tiled under foot, the spacious open-plan family and casual-meals area incorporates a stunning centrally located gourmet kitchen into its highly-functional design – making it the true heart of the home. Sleek stone-transformation bench tops, double circular sinks, and a walk-in pantry complement a stainless-steel range hood, a five-burner stainless-steel gas cooktop and oven and a Smeg dishwasher – along with a ceiling fan and a cosy gas fireplace for further winter heating. The separate minor sleeping quarters are made up of a huge second bedroom with a built-in robe, massive third and fourth bedrooms with ceiling fans and built-in robes of their own, a fully-tiled and stylish main family bathroom with a rain/hose shower, stone vanity and under-bench storage and a decent laundry. Outdoors and off the family room lies a magnificent alfresco-entertaining deck, connected to pitched and flat patio areas for when extra covered space is ever required. Completing this exquisite package are double side-access gates for secure hardstand boat, caravan, trailer or truck parking and there's even heaps of room for a future swimming pool too, should you ever desire. Other features include, but are not limited to:

- Timber-lined portico entry deck with double front doors
- Tiled entry foyer
- Quality white plantation window shutters
- Feature high ceilings
- Carpeted bedrooms
- Ducted-evaporative air-conditioning
- Colorbond alfresco
- Solar-power energy system (18 panels with a 5kw inverter)
- Security cameras
- Electric security roller shutters
- Security doors
- Gas hot-water system
- Shared-bore reticulation
- Manicured gardens
- Corner garden shed
- Double lock-up garage with internal shopper's entry via the kitchen – plus roller-door access to the rear for additional parking
- Large 761sqm corner block
- Built in 2003

Convenient to all local amenities, Murdoch St John of God and Fiona Stanley hospitals, bus routes, local schools, lakes and walkways, this home is perfect for those looking for quality, space and style on a grand scale. Homes like this are a pleasure to present and a viewing is highly recommended.... make it yours now, before it's too late! For more information, please contact Tony Coyles on 0414 988 859