

**20 Greenham Place, Bibra Lake, WA 6163**

**House For Sale**

Tuesday, 2 April 2024



20 Greenham Place, Bibra Lake, WA 6163

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 1015 m2**

**Type: House**



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## Buyer Price Guide From \$900,000

Majestically nestled at the head of an elevated whisper-quiet cul-de-sac setting and on an enormous land holding of 1015 sqm that commands comfortable family living, this charming 3-bedroom 1 bathroom home is accompanied by a sparkling heated swimming pool and a large detached 1 x 1 studio to the side, effectively offering impressive resort-style living for all involved. The overall 4 bed 2 bath package truly is a rare find and welcomes you inside with its sunken front lounge room, graced by character brickwork and warmed by gleaming wooden Blackbutt floorboards. Gorgeous slate floor tiles dominate the central open-plan area that has a ceiling fan, a double linen press and works well as either a study nook or an extra dining or living space, right beside a quality kitchen with sleek Corian bench tops, Ilve range-hood, five-burner gas-cooktop and oven appliances, dishwasher and stylish light fittings. Like the kitchen, the adjacent custom meals area is also finished off with Marri timber floors and has built-in benched seating, with storage underneath. A huge enclosed rear family room off here can be whatever you want it to be, featuring more slate floors, ample storage, and a gas bayonet for heating. All three bedrooms are carpeted for comfort, inclusive of a larger master that also has built-in wardrobes. Like the master, the second bedroom overlooks the front yard and also plays host to built-in robes and built-in storage. A fully-tiled bathroom services them all with its separate shower and bathtub, whilst the separate laundry has internal hanging space. An amazing backyard setting is where most of your time will be spent on a fine-weather day, boasting an outdoor wood-fire brick barbecue, a cubby house and sandpit for the kids, a volleyball area, firepit, lawn, a large and shimmering below-ground heated swimming pool with LED remote-controlled lighting to help set the mood and towering poolside palm trees, ensuring a tropical garden ambience. The spacious yard is complemented by a pitched side patio and pergola entertaining area with two timber-slab bars for your guests to rest their drinks on. There is a second patio accessible from the other side of the family room (the main alfresco can also be reached from here) for further covered entertaining space, if required. Double side-access gates reveal secure parking space for a boat, caravan or trailer, as well as acting as an enclosed separate courtyard entrance into the studio – or the perfect work-from-home office, teenager's retreat or additional Airbnb-style short-term accommodation, to generate some extra rental income. It plays host to a large tiled open-plan living and bedroom area, plus a stainless-steel wash trough and an intimate ensuite/second bathroom with a shower, toilet and vanity.... what a great space! Stunningly situated in between the lovely Ramsay and Meller Parks, within footsteps of bus stops, close to the local IGA supermarket, Naut wine bar and other shopping amenities and within minutes from the St John of God and Fiona Stanley Hospitals, Bibra Lake Primary School, the picturesque Bibra Lake wetlands, and even the freeway, this enchanting abode has a surprising sense of living convenience attached to it. Other features include, but are not limited to:

- 4 bedrooms, 2 bathrooms in total
- Splendid pool and backyard views from the family room
- Outdoor access to the second patio, from the laundry
- Stylish separate toilet
- Three-phase power to the studio
- EMAUX 21kW three-phase pool heater
- Ducted six-zone reverse-cycle air-conditioning system (with My Home touch-screen controls)
- 7kW Fujitsu split-system reverse-cycle air-conditioning system to the studio
- Five (5) external Wi-Fi security cameras – linked to a mobile app
- Security-alarm system
- NBN internet cable to the house and studio
- Outdoor shower
- Extensive remote-controlled – and zoned – garden lighting
- External outdoor smart lighting integrated into the eaves – at the front, side and rear of the property
- Security doors and screens
- Solar hot-water system to the main house
- Standalone electric hot-water system to the studio
- Bore reticulation (zoned)
- Ample driveway parking space
- Solid brick-and-tile construction
- HUGE 1,015sqm block
- Built in 1980 (approx.)

Every single day will feel like a holiday here. So, unwind in style and live the dream in the most tranquil and desirable of locations! Homes like this are a pleasure to present and a viewing is highly recommended. For more information, please contact Tony Coyles on 0414 988 859