

# 20 Treaty Oak Cove, Bibra Lake, WA 6163



## Sold House

Friday, 20 October 2023

20 Treaty Oak Cove, Bibra Lake, WA 6163

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 894 m<sup>2</sup>

Type: House



Cam Marron  
0893868614

**\$1,050,000**

**SOLD BY CAM MARRON** This generous Webb & Brown family home set on 894sqm is the definition of high-quality Australian family living within the exclusive St Paul's Estate in Bibra Lake. A bright, modern and spacious home, 20 Treaty Oak Cove benefits from tonnes of natural light with an enviable elevated position, high on its block and is tucked away at the top end of the cul-de-sac. With 4 bedrooms, 2 bathrooms and multiple living and dining areas, there is also no shortage of space for the entire family – however big or small. The property also benefits from a 5th bedroom or study and a separate large utilities room with plenty of storage space. The kitchen is light and airy with a kitchen island breakfast bar, stone benchtops, stainless steel appliances, dishwasher, double-pantry and masses of additional storage. This leads onto one of two family rooms and seated dining room. The master bedroom is of huge proportions with ensuite and large walk in robe. Each one of the remaining 3 bedrooms have built in robes and share the main bathroom with bath, shower, vanity and separate w/c. Outside, a huge undercover alfresco area greets you from the kitchen with spacious patio and BBQ area and a fenced saltwater swimming pool. Perfect for splashing about on a hot summer's day.

**HOME FEATURES:** 4 Large Bedrooms (plus study or 5th Bedroom) 2 Bathrooms Master suite with WIR and ensuite Spacious formal lounge and dining Well appointed kitchen with stone benchtops and S/S appliances Large casual meals area Open plan casual lounge and family area Separate living Generous rumpus and games room Three further bedrooms all with BIR's Main bathroom with bath Separate study Additional utilities room with plenty of storage space Fabulous outdoor alfresco area Salt water swimming pool Evaporative cooling Two garden sheds Double carport with remote doors Fully reticulated gardens An abundance of storage space including large linen cupboard

**LOCATION CLOSE TO:** Perth Waldorf School Bibra Lake Reserve and Regional Nature Playground Adventure World and Cockburn Ice Rink Fiona Stanley Hospital St John of God Murdoch Murdoch Train Station Murdoch University Water Rates \$1,315.37 p/a & Shire Rates \$2,350.00 p/a The current owners have taken great pride to present an immaculate house, ready to move into, in this family friendly suburb. So don't wait – all inspection arrangements please call Cam Marron on 0403 463 995!