

**23 Botanic Avenue, Banksia Grove, WA 6031**



**Sold House**

Friday, 22 March 2024

23 Botanic Avenue, Banksia Grove, WA 6031

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 432 m2**

**Type: House**



Matthew Mule  
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**\$723,550**

\*\*\* Please Note that the Home Open scheduled for Saturday 30th March has been cancelled due to an offer being accepted. Apologies for any inconvenience caused. Please get in touch to find out about any future properties for sale

\*\*\* Proudly perched on a raised corner block, with a commanding view of Discovery Park, sits this delightful 4-bedroom, 2-bathroom ex-display home. You'll appreciate the additional downlighting, the use of framed bulkhead recesses, and the tasteful colour palette throughout, which all elevate the style and finish of this quality build. From its welcoming country-style verandah to its functional and spacious floor plan, this home has been thoughtfully crafted to accommodate a diverse range of lifestyles. The king sized master suite at the front of the home is a spacious sanctuary with feature wallpaper, walk-in robe and stylish bulkhead recess accentuating the ambient ensuite. One of the three minor bedrooms boasts direct access to an spacious semi-ensuite with a functional separate powder room; an ideal layout for families with teenagers, overseas guests, or those embracing multi-generational living arrangements. The open plan living area features a modern kitchen with all stainless-steel appliances and gas stove ideal for culinary enthusiasts. An inviting island bench serves as a focal point for family gatherings. Windows to-the-floor flood the adjoining living/lounge area with natural light, creating an inviting atmosphere, perfect for either a games room or a children's play area. 23 Botanic Ave is a wonderful modern and functional family home, but it's also an enticing investment opportunity with excellent and reliable tenants eager to remain. Whether you're in search of a tranquil retreat or a savvy investment opportunity, this property will captivate all buyers. Situated just moments away from schools, Banksia Grove Shopping Village, and accessible transportation routes, this home provides a convenient and picturesque lifestyle. Summary of Features:• Directly opposite from Discovery Park & Pitstop Playground plus nature walking trails• A 5kw inverter with 26 solar panels to ensure maximum energy efficiency and reduce household costs• Ducted reverse cycle air-conditioning throughout• Extra Large master suite with walk-in robe, semi-open ensuite and separate toilet• Open plan main living, dining and kitchen plus additional light-filled games area• An inviting cottage-style front courtyard, bordered by lush gardens on one side and picturesque park vistas on the other• Quality kitchen with gas stove, double fridge recess, built-in pantry and dishwasher• 3 generous additional bedrooms, all featuring double sliding built-in-robos• One of the three minor bedrooms features direct semi-ensuite access to bathroom• The main bathroom consists of a shower and bathtub with feature lighting plus a separate powder room• Laundry located to the back of the house with access to a small rear drying area• Reticulation to front lawns and garden beds• Double lock-up garage with internal access• Built in 2010 by Summit Homes | 432m2 block | 255sqm Total Built Area (193m2 Living) Don't miss your chance to secure this beautiful family home, conveniently nestled in the heart of Banksia Grove. Call Matt today to register your interest and seize this opportunity.