

**23 Sellars Way, Bull Creek, WA 6149**



**Sold House**

Friday, 15 March 2024

23 Sellars Way, Bull Creek, WA 6149

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 714 m2**

**Type: House**



Tom Cleary

0434513622



Nat Cleary

0412899096

**\$1,280,000**

Proudly presented by Tom and Nat Cleary. This sensational four bedroom, two-bathroom family home in RSHS intake zone is a must to inspect! Nestled on a large 714sqm block, situated in a desirous street in a tightly held pocket of Bull Creek, will truly impress! Wide street frontage, lovely established gardens on approach, double carport, room for a trailer/jet ski, handy side access on both sides of the house, and desirous additional parking for another four cars. Walking up the paved driveway, to the left is a lovingly cared for rock garden bed with beautiful established plants, and with Bore reticulation front and back ensures easy maintenance. On entrance into the welcoming foyer area, it is dually noted the fabulous high soaring ceilings allowing plenty of natural light and air flow. To the right of the foyer is a sunken family room that lends itself a multitude of uses, perfect for a large family wanting numerous living areas, and this property actually has four living zones. To the rear of this room, you step up into a real surprise package, another living area and to the back an amazing walk-in fully decked out bar, with dual doors front and back, built-in cupboards, shelving, bar fridge and glass cabinet. The rear door to the bar perfectly leads out to the expansive rumpus/games room. Ducted evaporative air-conditioning, gas bayonet and gas hot water. With a floor plan that has been meticulously designed, this being obvious as you move effortlessly through this large family residence. Moving deeper into this huge family home brings you out into the true central hub and definitely where all the activity would be. Spacious open plan kitchen with a breakfast bar that would seat four, heaps of cupboards and drawers, massive fridge cavity, gas cooktop, electric wall oven, dishwasher, walk-in pantry, and microwave recess. With multiple living areas to the front and rear of the home would suit the needs of families of all shapes and sizes. If you desire a media room, games room or kids play area; this home will surely prove large enough to cater for your entire checklist. Up a few stairs and behind a wooden sliding door uncovers the sleeping wing, the first thing you notice is a whole wall of built-in storage cupboards offering masses of storage. Spacious master suite with ample built-in robes, there is even additional built-in robes in the walkway leading into the ensuite. The three other bedrooms all have built-in robes, huge main bathroom, with a bathtub, shower recess and full-length vanity and wall mirror. Separate toilet with a vanity and basin in a separate nook just outside the toilet. Large built-in laundry at the end of the hallway, and access out to the pool is handy when kids are in the pool and need to use the toilet. Drifting outside is sure to impress, with paved alfresco area with a high gabled roofline and overlooking the crystal blue lagoon style in-ground pool, and beautiful green leafy garden beds to the rear. This area is stunning and definitely your own private, tranquil oasis. Built-in gas BBQ area, outdoor ceiling fan, grass for the kids and pets and garden shed with a built-in shelf. A short stroll to RSHS, All Saints' College, within Oberthur Primary School intake zone, Trevor Gribble dog friendly park, close to Parry Avenue shopping precinct, Southlands Shopping Centre, Bull Creek Train Station, Fiona Stanley Hospital, St John of God Hospital and Murdoch University. Everything you could possibly desire! Call Tom or Nat Cleary Now.\* Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.