

**24 Braemount Road, Darch, WA 6065**

**Realmark**

**House For Sale**

Tuesday, 28 May 2024

24 Braemount Road, Darch, WA 6065

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 301 m2**

**Type: House**



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## OFFERS

**TWILIGHT HOME OPEN THIS WEDNESDAY 29th MAY 5.30 - 6.00PM**What we love:Experience effortless family living in this three-bedroom, two-bathroom home featuring a modern open-plan design, low-maintenance outdoor spaces, and exceptional comfort. Located at the cul-de-sac end of a tranquil street in a family-friendly suburb, this home is an excellent opportunity for those desiring a low-maintenance lifestyle with great connectivity.What to know:The fully brick-paved front yard ensures minimal maintenance and ample car parking space, with a large driveway and double remote access garage. The double front doors open to a tiled entryway, with additional internal 'shopper's entry' access through the garage.Positioned at the front of the home is the master bedroom, a cozy retreat with light-filled windows, split-system air conditioning, carpet flooring and a generous walk-in robe. The private ensuite features a neat vanity unit with storage, a corner shower, toilet, and full-height tiling.The floor plan then steps through to the spacious open-plan casual living zone comprising family, meals and a modern central kitchen. This light-filled space boasts high ceilings and a large scattering of twinkling downlights – plus another split system A/C unit for year-round comfort. A glass sliding door proves access to the backyard, offering a seamless transition for alfresco dining and entertaining.The spacious and well-appointed kitchen includes a breakfast bar for casual meals & conversation space, ample under-bench and overhead storage, a built-in pantry, dishwasher and fridge recesses and a tiled splashback. Quality stainless-steel appliances include a 900mm gas cooktop, rangehood, built-in oven and double sink.Through to the minor bedroom wing, discover two good-sized bedrooms each equipped with carpet flooring and built-in robes, plus a split-system air conditioning unit in the third bedroom. The main bathroom features a separate bathtub and shower, a vanity unit with ample storage, and floor-to-ceiling tiling. The laundry provides outdoor access to the washing line and includes a separate WC for added convenience.

**At a glance:-** Positioned at the end of a quiet cul-de-sac.- 301sqm (approx.) block.- 169sqm (approx.) building size- Stata title, but no strata fees and no common area- Built in 2008 (approx)- Double garage with remote access and shopper's entry, plus additional storage space and rear access into backyard.- Large driveway providing ample extra parking space.- Low maintenance brick-paved front yard.- Double entry with security screens.- Open-plan kitchen, family and meals area with downlighting and tiled flooring throughout.- Gas bayonet and split system air-conditioning unit to living area.- Central kitchen with wrap-around benchtops, ample storage and preparation space, tiled splashback, built-in oven, 900mm gas cooktop, double stainless-steel sink, dishwasher and fridge recess.- Low maintenance brick-paved backyard with alfresco entertaining under main roof- Master bedroom with walk-in robe, carpet flooring, split system air-conditioning unit and fully-tiled ensuite bathroom with shower, vanity unit and toilet.- Two minor bedrooms with built-in robes and carpet flooring, and a split system air-conditioning unit to the third bedroom.- Main bathroom with separate bathtub, shower, vanity and full-height tiling throughout.- Tiled laundry with separate W/C and outdoor access to the washing line.- Ducted evaporative cooling system throughout.- Gas hot water system.

**Location highlights:**This family-friendly suburb provides convenient access to local amenities, including Kingsway Sporting Complex, Darch Plaza, Kingsway Shopping Centre, Kingsway Christian College, and Ashdale Primary and Secondary College. Getting around is a breeze with easy freeway access via Hepburn Road and nearby public transport options at Greenwood and Whitfords Train Stations. Plus approx. 11km to Hillarys Boat Harbour and approx. 22km to Perth CBD.

**NOTE:\*\*** Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. Interested parties are encouraged to carry out their own due diligence in respect of this property prior to putting in an offer.