

# 24 Hope Road, Bibra Lake, WA 6163



## House For Sale

Tuesday, 9 January 2024

24 Hope Road, Bibra Lake, WA 6163

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



Cherie Bellini  
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**From \$799,000**

This feature-packed 4-bedroom 2-bathroom family home has it all, including a huge 6m x 6m (36sqm) powered workshop that the budding tradesperson in the house will absolutely love. There is ample driveway parking out front - and even space for your caravan or trailer. Once inside though, you will appreciate the large bedroom sizes here, inclusive of a large carpeted front master suite - complete with a ceiling fan, a walk-in wardrobe and a fully-tiled and renovated ensuite bathroom with a shower, toilet, and vanity. The three carpeted spare bedrooms all have ceiling fans, built-in-robe recesses, and security window roller shutters for good measure. They are also serviced by a practical main family bathroom with a separate bath and shower. In terms of living options, a spacious front lounge room welcomes you inside and sits adjacent to the tiled formal dining room - that also has access to a stunning pitched A-frame entertaining patio, with a full view of the shimmering super-sized below-ground family swimming pool (recently resurfaced). The functional kitchen overlooks an open-plan family room and boasts an integrated range hood, Omega electric cooktop, Westinghouse oven, double sinks, water-filter tap, sleek white dishwasher, breakfast bar and ample storage space. Other features include, but are not limited to:

- Remote-controlled double lock-up garage with a side storage area and access to the rear
- Solar-power panels (6) with a 2.5kW inverter
- Ducted-evaporative air-conditioning
- Security-alarm system
- Batts insulation
- NBN internet connectivity
- Colorbond patios at the rear
- Security doors and screens
- Electric hot-water system
- Large 700sqm block
- Approximately 145sqm of internal living space
- Built in 1988

A delightful location close to everything awaits you here, on the doorstep of the Freeway entry with St John of God & Fiona Stanley hospitals, bus routes, local schools, shopping amenities, and the spectacular Bibra Lake wetlands all only walking distance away from your front doorstep. What a wonderful place to call home. This is a home the whole family will enjoy. Talk about ticking all your boxes! Council Rates: \$2,100 (p/a approx) Water Rates: \$1,400 (p/a approx) Proudly Presented by Cherie Bellini of Next Vision Real Estate. If you would like to schedule a private inspection, or any further information on this property, the local area or any Real Estate matter please call Cherie on 0412 951 695 or email [cherie@nextvisionrealestate.com.au](mailto:cherie@nextvisionrealestate.com.au) Cherie welcomes all real estate agents to make enquiries on behalf of their buyers and a chance to work together. ENQUIRIES: For all enquiry responses relating to this property, please also check your junk mail or email spam folder.