

# 24A Treaty Oak Cove, Bibra Lake, WA 6163

## Sold House

Thursday, 19 October 2023

24A Treaty Oak Cove, Bibra Lake, WA 6163

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 544 m2**

**Type: House**



Kim Turner  
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**\$820,000**

A life of abundance awaits you in this beautifully presented Peter Stannard Ultimate homes collection, this modern 2016 built family home. It's tucked away at the end of a quiet cul-de-sac, yet close to so many attractions. When the kids are young you'll love the proximity to beautiful reserves and the Bibra Lake Regional Playground. And as they get older they're sure to appreciate that Adventure World is just around the corner - imagine the fun they'll have. But if fun in the sun isn't their thing, they might like spending time at Cockburn Ice Arena. There's also plenty of cycle paths and walkways to explore and it's just a short drive from beautiful beaches. And if we're looking at the practicalities, there is a range of shops within a 10-minute drive including Phoenix Park Shopping Centre, Spudshed Spearwood and Bunnings, Kardinya Park along with plenty of local schools including Kennedy and Murdoch Uni. The home is pretty as a picture with a striking contrast between the red brickwork and white features. It's set at the end of a long drive, with a large, paved area in front where the kids can safely ride their bikes or scooters. It's also ideal for parking extra cars when you have friends drop by or the kids get their own cars. Inside, a hallway leads to a roomy, light-filled open-plan living/dining/kitchen area with gorgeous flooring. The chic kitchen will easily meet the needs of a family with its long island bench with breakfast bar for casual meals, ample storage, double pantry and stainless-steel appliances. A sliding door connects the living area to a paved alfresco area making indoor/outdoor entertaining a breeze. There is another, separate living area that can adapt to suit your family's needs - think activity room, study, family room or theatre room. There are four generously sized bedrooms and two bathrooms. The master has a walk-in robe and elegant en-suite with shower, double vanity unit and separate toilet. The three other bedrooms have built-in robes and the main bathroom has a bath, shower, vanity unit and separate toilet. The home was designed with plenty of extras including underbench and overhead storage in the laundry, a linen cupboard and spacious two-car garage with a shopper's entry, door to the backyard and a storage area with separate roller door access - no need to move the cars when taking things in and out! And if that isn't enough, there's ducted air conditioning to keep everyone comfortable and low maintenance gardens. Inside Carpeted living room Open-plan family/kitchen/dining area Kitchen with island bench with breakfast bar and microwave nook, tiled splashbacks, underbench and overhead cabinetry, appliance nook, stainless-steel appliances including oven, gas cooktop, rangehood, double pantry and fridge recess Four carpeted bedrooms and two bathrooms Master bedroom with walk-in-robe and ensuite with shower, double vanity unit, heat lamp and separate toilet Three bedrooms with built-in robes Main bathroom with bath, shower, vanity unit and heat lamp Separate toilet Laundry with built-in cabinetry Linen cupboard Ducted air conditioning Outside 544sqm block Paved covered alfresco area Low-maintenance artificial turf Double garage with storage area, automatic sectional door, automatic roller door, shopper's entry and door to backyard Ample parking at the front of the home Estimated current: Rates \$1972.53 Water \$1387.60 p/a Before you Bid : <https://www.beforeyoubid.com.au/purchase/24a-treaty-oak-cove-bibra-lake-wa-6163/building-pest>\*Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information presented. Kim Turner Real Estate provides this information without any express or implied warranty as to its accuracy. Any reliance placed upon it is at the client's own risk. Kim Turner Real Estate accepts no responsibility for the results of any actions taken or reliance placed upon this document.\*from Kennedy including