

**26 Bursaria Crescent, Ferndale, WA 6148**

**CENTURY 21**

**Sold House**

Friday, 18 August 2023

26 Bursaria Crescent, Ferndale, WA 6148

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 688 m2**

**Type: House**



Josh Brockhurst  
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**\$735,000**

Nestled discreetly on the highly sought-after Bursaria Crescent, this remarkable 4-bedroom, 2-bathroom residence offers a truly enchanting living experience. Set against the serene backdrop of Adenia Park's lush tree-line, this home is designed to capture hearts and imaginations alike. The charm of this two-storey home lies in its ability to make the most of its natural surroundings. Boasting twin balconies along the rear elevation, the residence presents a panoramic view of the adjacent reserve that lines the rear boundary of the property. The lower level's main living area showcases large windows that frame the views of the back gardens, extending to the picturesque Adenia Park reserve. Immerse yourself in the tranquility of nature while enjoying the comfort of your own living space. Designed with families in mind, the lower level provides a generous living area that caters to daily life. From the formal lounge at the entrance, to the invitingly bright informal living and games rooms, the layout offers ample room for every family member to spread out without any sense of tripping over each. The lower floor also accommodates two comfortable bedrooms, complemented by a practical bathroom featuring a shower over a roman bath and a modern vanity. The kitchen, an integral part of any home, is thoughtfully positioned on the ground floor, ensuring convenient and practical space for the daily prep. Venturing upstairs, the upper level houses the master bedroom and an additional bedroom, both granting access to rear-facing balconies that offer breathtaking views of the Adenia Park bushlands. Further enhancing the allure of this floor is a lounge room living area, providing a dedicated space for relaxation. For those inclined to enjoy outdoor vistas without stepping onto a balcony, the upstairs lounge showcases a wall of windows providing uninterrupted views that rival those enjoyed by the balconies.

**DOWNSTAIRS FEATURES:**

- \* Formal lounge/dining downstairs enjoying views to the street.
- \* Galley-style kitchen offering a functional design in the heart of the home.
- \* Open plan casual living downstairs featuring large windows to the backyard and gorgeous timber-look flooring.
- \* French doors frame the entry to the games room which could double as a home theatre.
- \* Practical laundry complete with built-in storage.
- \* Two comfortable bedrooms, one with views to the front gardens.
- \* Central bathroom complete with shower over a small roman bath and a modern vanity.

**UPSTAIRS FEATURES:**

- \* Separate upstairs lounge enjoying tree-filled views of Adenia Park bordering the rear boundary.
- \* Twin balconies overlooking Adenia Park with sliding door access from the upstairs bedrooms.
- \* Generous master bedroom enjoying a spacious ensuite bathroom with double basin, large shower and a toilet.
- \* Bedroom 2 enjoys a good-sized walk-in robe.

**7x split system, reverse cycle air conditioning units throughout the home.**

**YARD FEATURES:**

- \* Easy care, terraced gardens in the backyard with a small lawn area for that "green-touch".
- \* Lovely, gabled patio overlooking the backyard set against a tree-lined backdrop.
- \* Double carport, end-on-end.
- \* Plenty of brick paved hardstand in the front yard for additional parking.

Nestled in a highly advantageous locale, this remarkable home offers unbeatable convenience. With a short 300-meter stroll to Fountain College and 1km from Lynwood Senior High School, the location is ideal for families with school-aged children. The nearby Lynwood IGA on Metcalfe Road caters to daily needs, while swift access to Roe Highway, High Road, and Nicholson Road ensures easy commuting. For more information and inspection times contact: Agent: Josh Brockhurst Mobile: 0410 490 198

**PROPERTY INFORMATION**

Council Rates: \$245.28 per qtr  
Water Rates: \$379.87 per qtr  
Block Size: 688sqm  
Living Area: 260sqm approx.  
Zoning: R20  
Build Year: 1975  
Dwelling Type: House  
Floor Plan: Available

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