

31 Brolga Promenade, Willetton, WA 6155

Sold House

Friday, 1 March 2024

31 Brolga Promenade, Willetton, WA 6155

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 684 m²

Type: House



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\$1,050,000

Nestled on one of Willetton's very best streets that just happens to back on to sprawling Brolga Park at the same time, this solid 4 bedroom 1 bathroom home is perched on a comfortable 683sqm family-sized block and possesses plenty of exciting renovation and extension potential, walking distance to RSHS and close to all the other amenities this desirable location has to offer. The central kitchen has a range hood and a gas-upright cooker, whilst the connecting open-plan family and dining area is graced by a ceiling fan. Preceding it all is a welcoming front lounge room with a gas bayonet for heating. There is also a study that doubles as a fourth bedroom, depending on what your personal needs may be. A massive enclosed patio – also working well as either a sunroom or games room – off the central living space can be whatever you want it to be and pleasantly overlooks what is essentially a “blank canvas” of a generous backyard with a paved courtyard entertaining area and heaps of room for a future workshop, swimming pool or granny-flat, if you are that way inclined. Over the fence, beautiful Brolga Park awaits, should you decide to elevate an alfresco deck down the track, or simply build your dream abode across two levels your views will not disappoint. Install a gate to the back fence and let the kids run free with all that extra space, this is no doubt one of the ultimate features this property has to offer. Back inside, all bedrooms are carpeted here, inclusive of a spacious master with its own fan and full-height built-in wardrobes. Brilliant in its simplicity is a practical bathroom with a bathtub and showerhead. Situated within the sought-after catchment zones of both Willetton Senior High School and Rossmoyne Senior High School, this location is second to none. Accentuated by its very handy proximity to other lush local parks, public transport, shopping at Southlands Boulevard, Willetton Primary School, All Saints' College, community sporting and recreational facilities, major arterial roads, Murdoch University, medical facilities and so much more. It's time to get those creative juices flowing, once and for all. What a wonderful opportunity this is! Features include, but are not limited to:

- 4 bedrooms
- 1 bathroom
- Low-maintenance timber-look flooring
- Study or 4th bedroom – you decide
- Front lounge room
- Open-plan family/dining/kitchen area
- Gas cooking
- Huge rear games room/enclosed patio
- Separate laundry
- Massive “blank canvas” of a backyard
- Solar-power panels
- Ducted-evaporative air-conditioning
- Ceiling fans
- Skylights
- Front and rear security doors
- Solar hot-water system
- Reticulation
- Gated single carport
- Potential park views
- Leafy frontage on a comfortable 683sqm block