

**34 Brackenridge Ramble, Meadow Springs, WA 6210** **exp** Australia

**Sold House**

Thursday, 17 August 2023

34 Brackenridge Ramble, Meadow Springs, WA 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 716 m<sup>2</sup>**

**Type: House**

**\$655,500**

Kathryn Fiorenza is pleased to present 34 Brackenridge Ramble to the market. Sitting on a 716sqm block in a quiet street, this rendered brick and colourbond home has been uniquely designed with families in mind. With central open plan living, a theatre room and an additional upstairs loft providing a secondary living area - space certainly is not a problem here at this Meadow Springs property. Double doors welcome you into this modern 2006 built home with a neutral and tasteful colour palette and beautiful timber hardwood flooring throughout. The study, ideally located just left off entry, is perfect for those running a business and/or working from home. The spacious master bedroom, also located off entry, is equipped with generous sized walk in robe with shelves and rail, plus ensuite complete with double vanities, corner spa bath and separate toilet. The minor bedrooms are located in a separate wing, all of which are carpeted and complete with window treatments and built in robes. Also located in this wing is the main bathroom with single vanity, heated light fitting, bath and separate shower, as well as the laundry, impressive walk in linen cupboard, and separate toilet. With double door pantry, overhead cabinetry and shelves, deep and wide drawers plus an appliance cupboard, you will never be short on storage in this spacious kitchen. Boasting Stainless steel appliances including a 900mm freestanding oven, rangehood and dishwasher, large fridge recess, double sink with additional filtered water tap, wrap around Caesar stone bench/ breakfast bar and ample power points - you have absolutely everything you need to cook up a storm. The well appointed kitchen overlooks the open plan living and dining area with high pitched ceilings plus windows to all external walls, allowing you to make the most of the tranquil backdrop just over your back fence. The separate theatre is off the living area, carpeted, with coffin ceilings, downlights and TV recess. The stairway at the front of the home leads you to the upstairs loft. Open and spacious with a storage cupboard, TV point, Air-conditioning and rear balcony, this loft area would make a great second living area, teens retreat or games room. Whilst the front of this property is neatly manicured and landscaped, the rear yard is low maintenance with a nice grassed area, a massive gabled side patio plus garden shed. This property backs onto the Meadow Springs Golf Course, so the strategically simple rear yard makes this outlook even more impressive and serene. Additional features include:- 3 car garage with drive through access to rear - Study or 4th bedroom- Ducted Reverse Cycle Air conditioning - Valet vacuum system - LED downlights - 2.3KW solar system- NBN connected- Gas storage Hot water system- Reticulation off bore. With multiple schools nearby, and all your shopping needs just a short drive away, this Meadow Springs home has everything you could possibly need and is ready and waiting for your family to move in. For a private inspection or for further information, please contact eXp Australia Sales Representative Kathryn Fiorenza today on 0427 475 661. RATES Water: \$1526 approx p/a Council: \$2331 approx p/a Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website.