

# 35 Bonannella Entrance, Sinagra, WA 6065

## Sold House

Wednesday, 4 October 2023

35 Bonannella Entrance, Sinagra, WA 6065

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



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**\$735,000**

Set on a large 600sqm (approx.) block and boasting approximately 250sqm of amazing living space, this stunning dream-size family home has all of the bells and whistles and more – including the perfect backyard with the most generous of outdoor-entertaining areas. This superb 4 bedroom 2 bathroom plus study Sinagra haven is as rare a find as you can imagine and is absolutely immaculate, leaving no expense spared when it comes to its modern quality and high level of stylish fittings and fixtures throughout. Its functional, free-flowing floor plan is one that everybody will fall in love with and, quite simply, sets this exemplary abode apart from the rest. In terms of living options, double doors reveal a spacious separate theatre room with a striking recessed ceiling, off an expansive open-plan family, dining, games and kitchen area that can be set up any which way you like. The main hub of the residence – where most of your casual time will be spent – is impressively made up of sleek dark stone bench tops, glass splashbacks, a corner walk-in pantry, double sinks and a breakfast bar, and a 900mm-wide range-hood and stainless-steel Westinghouse five-burner gas-cooktop and oven appliances in the chef's dream of a kitchen. There are extra storage cupboards on the games-room side of the kitchen too, just in case more space is ever required. A huge master suite is the obvious pick of the bedrooms, with its massive fitted walk-in wardrobe benefitting from separate "his and hers" entries, with extra standalone mirrored built-in robes complementing a private ensuite bathroom that features a large shower, twin vanities and a separate toilet for good measure. Across the entry foyer lies a carpeted study that can easily be utilised as either a nursery or fifth bedroom, such is its handy position within the layout. The three spacious spare bedrooms are all serviced by full-height mirrored built-in robes. A powder room, a main family bathroom (with a shower and separate bathtub) and a well-equipped laundry – complete with glass splash backs, four internal fold-out clotheslines, over-head and under-bench cupboard space and external access for drying – finish off the minor sleeping quarters. Off the games room and at the rear lies a tiled outdoor alfresco-entertaining area, overlooking a spacious backyard with lush new lawn. The kids and pets will absolutely love it out here, that's for sure. There is heaps of room for a future swimming pool too, but for now, you can enjoy some extra entertainment space under a separate covered gazebo that is paved and tucked away in the corner of the yard. It really is the ideal setup for parties, family gatherings and those special occasions. Experience extravagance in a wonderful location here, taking full advantage of a brand-new primary school to be built in Sinagra in the very near future, also close to a host of shopping centres, other terrific schools and educational facilities, the sprawling San Teodoro Park at the end of the street, The Ashby Bar & Bistro, Ashby Village Shopping Centre public transport, picturesque Lake Joondalup and so much more. Sometimes, only the best of everything will do! Other features include, but are not limited to:

- Double-door front entrance
- Low-maintenance timber-look flooring throughout the living spaces
- High ceilings throughout the living areas
- Carpeted bedrooms
- Daikin ducted and zoned reverse-cycle air-conditioning system
- Ceiling fans in all bedrooms, plus the study
- Remote-controlled double lock-up garage with tiled flooring, access out to an additional side patio and internal shopper's entry
- CCTV security cameras
- Security-alarm system
- Feature LED down lights
- "Smart" lighting to the open-plan living area and entry
- Feature skirting boards
- Water-filtration system to house
- Gas hot-water system
- Full automatic reticulation
- Easy-care artificial front-yard turf
- Side access

Close to more shopping at Wanneroo Central, day-care and early-learning facilities and more Sinagra a well established suburb and is still growing. It is a fantastic location to call home. Contact Dee or Xavier today for any questions or to arrange a viewing. Dee 0438 606 997 Xavier 0429 155 516 Email: [dee@platinumrealtygroup.com.au](mailto:dee@platinumrealtygroup.com.au)

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