

# 36 Barambah Circuit, Bayonet Head, WA 6330



## House For Sale

Thursday, 4 January 2024

36 Barambah Circuit, Bayonet Head, WA 6330

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 570 m2

Type: House



Tommie Watts

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## Offers Above \$595,000

If you're looking for a block for your new build but find the thought of all the decision-making and the long wait a bit daunting, this outstanding, modern home may be the answer to your dreams – and you could be living there in just a few weeks. In a new area of Bayonet Head, where residential blocks are still being developed, the beautifully designed home has all the demands of today's families sewn up in a most stylish way, with well-proportioned rooms, inviting indoor and outdoor living spaces and classy appointments for an impressive finishing touch. Built in 2019, the brick and Colorbond home incorporates contemporary design features and materials for comfort and practicality, and presents almost like new. The main living space is an open-plan family room and dining area with a wood fire for cosy winters and floor-to-ceiling windows making this area light and welcoming. To one side is the amazing galley-style kitchen, with a scullery and a sizeable walk-in pantry tucked away at the end to hide the clutter. The charcoal cabinetry with ivory bench-tops, five-burner gas cook-top, wide oven and dishwasher combine to make cooking and cleaning up as easy as pie. Off the family room is a theatre or media room, and glass doors leading out to a terrific, covered alfresco area with exposed-aggregate concrete flooring and shade blinds for regulating the breeze. At the front of the home, the master suite has a walk-in robe and a private shower room with a vanity and separate toilet, while a hall at the back leads to the three family bedrooms, all doubles with built-in robes, the main bathroom, laundry and toilet. The bedrooms and the theatre are carpeted and fitted with ceiling fans, and the hallways and main living space have smart vinyl plank flooring. The back yard on the 570sqm block is fenced for playtime and mostly in lawn with a garden shed, a woodshed and a rainwater tank. There's an internal door to the double garage and gates into the yard for the trailer or dinghy. With the coast and boat launch a few minutes away, excellent fishing spots and walk trails just down the road, and schools and shops within easy reach, this lovely property is in a desirable, well-connected location enhancing lifestyle options for people of all ages. What you need to know: - Stylish, modern family home on 570sqm block - Open family room and dining space with wood fire - Sheltered alfresco area - Theatre or media room - Kitchen with scullery, walk-in pantry, dishwasher - Master suite with shower room, walk-in robe - Three double bedrooms with robes - Main bathroom with bath, shower, vanity - Laundry and separate toilet - Double garage - Backyard access for dinghy, trailer - Garden shed, woodshed, rainwater tank - Near coast, fishing, schools, shops - 12 minutes to town - Water rates \$1,525.99 - Council rates \$2,748.80