

38 Bracklemann Drive, Boulder, WA 6432



House For Sale

Wednesday, 8 May 2024

38 Bracklemann Drive, Boulder, WA 6432

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 840 m2

Type: House



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\$419,000

Step into your new sanctuary nestled behind secure fencing, where privacy and comfort meet. This charming 4-bedroom, 2-bathroom, 2 story home boasts a thoughtful layout, with the main bedroom and ensuite conveniently located on the bottom floor, while the remaining three bedrooms and second bathroom awaits you upstairs. Ideal for growing families, this residence offers ample space for everyone to thrive. The heart of the home, the kitchen, beckons culinary adventures with its electric cooktop and oven, alongside generous bench space to craft delicious meals for the entire household. Venture outside to discover a sprawling yard sprawled across an 840sqm corner block, offering endless possibilities for outdoor recreation and even the option to add a refreshing pool, transforming your backyard into a private oasis. A shed of your dreams awaits with a substantial approx. 9m x 6m structure featuring a 3.5m lean-to and a wall height of 3m, providing ample storage and workspace. Easy access through a sliding gate ensures convenience for all your projects and hobbies. Embrace comfort year-round with split-system air conditioners ensuring pleasant temperatures, while a large wood fire adds cozy warmth during cooler months, fostering a welcoming ambiance for gatherings and relaxation. In a nod to sustainability, solar panels grace the roof, offering eco-friendly energy solutions and potential cost savings for the discerning homeowner. Conveniently situated in close proximity to schools and transportation, this remarkable family home embodies the perfect blend of comfort, convenience, and potential. Don't miss the opportunity to make it yours today! Contact Carolyn Brown for more information or to arrange a viewing - 0407 540 341 or carolyn@elitechoicerealestate.com.au