

**40 La Fayette Boulevard, Bibra Lake, WA 6163**



**Sold House**

Tuesday, 30 January 2024

40 La Fayette Boulevard, Bibra Lake, WA 6163

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$1,100,000**

You'll love the smart layout, space and comfort of this inviting family residence, positioned in a sought-after pocket of St Pauls Estate! Offering 3 spacious living zones, a backyard primed for entertaining with huge alfresco, heated swimming pool and spacious chef's kitchen on a corner 769sqm green title block - this big family all-rounder provides an enviable lifestyle with central convenience.

- Spacious chefs kitchen with SMEG 6x gas cooktop, glass splashback, rangehood, 900mm oven, dual sink, dishwasher, walk in pantry, massive fridge recess, polished stone benchtops, plenty of bench and cupboard space with extra overhead cabinetry
- Open plan kitchen/living/dining
- Formal lounge
- King sized master bedroom with walk in robe, ceiling fan and ensuite with large dual head shower, spa bath, dual vanities with storage, heated towel rack and separate WC
- Bedroom 2 is queen sized with double built in robes
- Bedroom 3 is queen sized with double built in robes
- Main bathroom offers shower, bath and single vanity with storage
- Separate WC
- Bedroom 4 is queen sized with double built in robes and semi ensuite to main bathroom
- Home office
- Activity and games room
- Large laundry with polished stone bench tops, washer + dryer recess and plenty of storage
- Security doors and screens
- Double linen cupboard
- Double automatic garage with drive through access to rear
- Large undercover alfresco area with raised garden beds overlooking family sized sparkling heated pool - the perfect place for entertaining family and friends year round
- Approx. 7 Mins to the pristine waters of Coogee Beach, Port Coogee Marina and Woodman's Point
- Close to all amenities and fantastic transport facilities

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