

**40 McKenzie Way, Bulgarra, WA 6714**



**House For Sale**

Friday, 14 June 2024

40 McKenzie Way, Bulgarra, WA 6714

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 728 m2**

**Type: House**



Anna Guillester  
0428620894

## On site Auction 6 July 2024 @ 11am

On-site Auction on 6 July 2024 at 11am Deposit \$25,000 payable at the fall of the hammer Settlement 30 or 45 days from the contract date What we love? Polished to within an inch of its life, you've got to see 40 McKenzie Way, Bulgarra! This charming and spacious property, set on a generous 728m<sup>2</sup> lot, is up for auction on-site on 6 July at 11am. Fully renovated throughout, it's a beautifully maintained home which boasts five bedrooms and two bathrooms, covering 152m<sup>2</sup> of living space that perfectly blends functionality and style. As you approach the property, you'll be greeted by a meticulously manicured front yard, framed by a sturdy brick wall which keeps the lush, mature palms contained. The lawn is pristine, and the dual driveways offer gated side access, with generous parking options including a carport on one side. For those needing extra storage or a workspace, there's an impressive 8.9 x 6m lock-up workshop equipped with 3-phase power AND complete with a bedroom, ensuite shower and handbasin. The cyclone tie-downs to the front of the shed are just an added bonus! Outdoor living is a delight here, with front and side patios perfect for relaxing with a cup of coffee. The expansive rear patio stretches the entire width of the house, making it an ideal spot for entertaining family and friends. Step inside, and you'll find a kitchen designed for both beauty and functionality. It features a large pantry, space for a double fridge, built-in wine racks, a wall oven, and a ceramic cooktop with a rangehood. There's even a dedicated bay for the microwave. The kitchen bench overlooks the yard, and the numerous cupboards and a dishwasher recess ensure everything has its place. The breakfast bar is perfect for those quick, on-the-go meals. The entire living area is adorned with stylishly tiled flooring, chic lighting, a feature wall, and trendy black fans, creating a warm and inviting atmosphere. Each generously sized bedroom comes with mirrored built-in wardrobes, fans, and split system air conditioning, promoting a sense of tranquillity and elegance. The family bathroom is thoughtfully designed with a glass-enclosed shower and an additional shower attachment over the bath—ideal for a relaxing soak or rinsing off after a muddy outdoor adventure. The vanity offers plenty of storage space for all your bathroom essentials. A practical laundry room features a stone-look benchtop and plenty of storage options, ensuring that chores are a breeze. Everything about this home screams "family!" Don't miss the opportunity to make a delightful property your own - join us on 6 July at 11am for the on-site auction and see for yourself what makes 40 McKenzie Way a perfect place to call home. What to know? Block size: 728m<sup>2</sup> House size: 152m<sup>2</sup> Council Rates: \$2,545 approx Water Rates: \$1,014.21 AUCTION ON SITE, 6 JULY 2024 AT 11AM Who to talk to? For more information about the property and the Auction process, contact Anna Guillesser on 0428 620 894.