

41B Marshwood Retreat, Bibra Lake, WA 6163

House For Sale

Thursday, 14 December 2023

THE AGENCY

41B Marshwood Retreat, Bibra Lake, WA 6163

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 470 m2

Type: House



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From \$679,000

Discover the intelligent design, spaciousness, and comfort of this welcoming, light-filled family home, ideally situated just moments away from the picturesque Bibra Lake Reserve, local schools, parks, and cafes. Boasting 3 generously sized bedrooms, all equipped with built-in robes, well appointed chef's kitchen, and a private low maintenance backyard perfect for entertaining and relaxing and, this versatile family residence offers a lifestyle enriched with convenience and prime location within the exclusive St Paul's Estate! If you are looking for an original blank canvas for your property needs this well-loved family residence offers an incredible opportunity for new owners to step in and make this their home. Additional features include:

- A spacious chef's kitchen with breakfast bar, wall oven, Gas cooktop, rangehood, microwave recess, walk in pantry, fridge recess, double sink, Dishwasher, ample bench and cupboard space.
- Ducted evaporative air conditioning and split-cycle air conditioning unit.
- Separate family room.
- Open-plan dining area and living room with ducted air conditioning, split-system.
- King-sized master bedroom with a built walk-in and a spacious ensuite featuring a single vanity, WC, and shower.
- Queen-sized bedrooms 2 and 3, both with double built-in robes.
- Main bathroom offering a bath, shower, and single vanity.
- Double automatic garage including a separate workshop attached and rear access.
- Fantastic fully enclosed rear yard ideal for entertaining.
- Large laundry with broom closet, extra storage, and a separate WC.
- Roller Shutters
- Solar Panels
- Security screens on doors.
- Low maintenance established gardens with automatic reticulation.
- Instantaneous gas.
- Fixed Gazebo
- Patio area

Enjoy a leisurely stroll to Bibra Lake Reserve or a short walk to the Black Salt Cafe. Close proximity to Kardinya Shopping Centre (4km) currently undergoing an \$80 million upgrade, Coolbellup Shopping Centre (2km), public transportation, shopping, and more.

DISCLAIMER: While every effort has been made to ensure the accuracy of the information provided, neither the Agent nor the client guarantees its accuracy. Interested parties are advised to conduct their own inquiries. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.