

# 45 Crestmoor Pass, Bullsbrook, WA 6084

– Valley to Vines

## Sold House

Friday, 8 September 2023

45 Crestmoor Pass, Bullsbrook, WA 6084

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 2 m2

**Type:** House



Gail Woods

0895712241

## Contact agent

Don't delay 45 Crestmoor Pass Bullsbrook is BACK ON THE MARKET. Set privately back from the road and positioned to capture the stunning views over the valley, the home is warm and beautiful with a homely feel the moment you enter. Step inside to a spacious entrance hall which leads to both the eastern and western side of the split level home. Step down to a large formal lounge and dining room plus a separate study or 5th bedroom. A large north facing master suite complete with ensuite and large walk in robe complete this eastern side of the house. On the western side, are 3 good sized bedrooms, spacious 2nd bathroom plus enormous mud room - the perfect second entryway to the home and the perfect place to store schoolbags and dirty shoes. Plenty of north facing windows welcome light into the central section - an open-plan kitchen and dining area along with a second living area all with views over the bushland valley below. Choose your spot to relax on the wrap around verandas and enjoy the beautiful views of the surrounding hills. An external staircase leads down to the sundrenched pool area framed by natural bush and a paved terrace for your outdoor setting and sun loungers - it's an idyllic space to cool off and catch some rays. In the winter, a short stroll down to the fire pit to spin a few yarns into the evening will be the best kind of way to finish the day with a further trail leading down through the property to a winter dam where visitors often include blue wrens, kangaroos and kookaburras. Other detailed features include: Timber frame split level home (approx. 254sqm of living) Sunken formal lounge and dining room Master bedroom includes luxurious window treatments, French doors to verandas, renovated ensuite with free standing bath, huge walk in robe Separate study/5th bedroom Country kitchen with large walk in pantry, dishwasher, modern appliances and views overlooking the valley Casual meals area, separate family room with cosy wood fire for winter warmth Bedrooms 2,3,4 have built in robes Spacious second bathroom with floor to ceiling tiling Renovated mud/laundry room with plenty of storage and benchtops Solar hot water system, ducted evaporate air Fenced below ground pool Large powered shed approx. 12m x 9m (includes veranda) Bullsbrook is transforming... with its warm community spirit, new town centre opening, new businesses being established and the Northlink Highway in full swing.... Bullsbrook is a flourishing suburb waiting to welcome you. 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. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate prior to making an offer on this property. Buyers should conduct their own due diligence in terms of actual sizes of the home and land and any potential for subdivision, and not rely solely on the information provided herein by the Selling Agent.