

48 Nicholls Crescent, Bull Creek, WA 6149

@realty

House For Sale

Thursday, 21 March 2024

48 Nicholls Crescent, Bull Creek, WA 6149

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 700 m2

Type: House



Jill Groves

COMING SOON!

OFFERS CLOSE BY 4PM TUESDAY 2/4/24 - *The owner reserves the right to sell prior without notice* Contact Agent for price guide Home Opens: Wednesday 27/3/24 at 10.30am to 11am Thursday 28/3/24 at 6pm to 6.30pm Saturday 30/3/24 at 10.30am to 11am Sunday 31/3/24 at 2pm to 2.30pm Look no further! Lovingly maintained, this quality built, double storey residence offers easy multi-generational living with its unique & versatile floor plan offering 4 huge bedrooms with 3 bathrooms! Location wise, you'll be pressed to find better! Just minutes walk or drive to Oberthur Primary School & Willetton High School.

UPSTAIRS FEATURES INCLUDE:

- King size master bedroom with the comfort of air conditioning or ceiling fan for those hot nights, large double windows overlooking the peaceful garden, two separate BIR's, ensuite with good size vanity, toilet & shower
- Bedrooms two & three are both queen size with BIR's & air conditioning
- Family bathroom in neutral tones with huge corner bath/shower, vanity & toilet
- Ducted evaporative air conditioning throughout upstairs

DOWNSTAIRS FEATURES INCLUDE:

- Bedroom four is queen size with full height window. This would make a fabulous home office if not using as a bedroom.
- 3rd bathroom is compact but versatile, with shower, vanity & toilet
- High spec, designer kitchen that is sure to impress, with modern cabinetry including large pantry with pull out storage baskets, soft close drawers & stunning glass door display cabinets. Large fridge recess, microwave cabinet, SMEG chef's oven with 6 burner gas cooktop & electric oven, stainless steel splashback & rangehood. Dishwasher, double sink, stunning engineered black granite benchtops with breakfast bar.
- Open plan kitchen/dining/living room – a beautiful space with French doors opening out to the alfresco & pool area
- Living room – complete with stunning gas fire and ornamental mantel piece, also with French doors opening out to alfresco & pool area
- Formal lounge with timber lined ceiling and full height windows – perfect for a theatre room or a large 5th bedroom with its own entrance door – so many choices!
- Attractive staircase with solid jarrah stairs and ornate balustrade
- Flooring in the hallway, kitchen & dining room is quality engineered WA blackbutt timber
- Laundry is family size with doors to outside
- Reverse cycle air conditioning units in kitchen/dining and formal lounge purchased 2023
- Security alarm, hybrid fibre coaxial NBN (faster speed, allows for gaming & great for home office workers)
- HWS instantaneous gas – new 2022
- 6KW money saving solar panels – installed 2019

ALFRESCO & OUTDOOR SPACE:

- Alfresco – overlooking mature gardens & the pool, entertaining is a pleasure with the private & multi-functional space that's accessed via beautiful French doors from both the kitchen/dining & living rooms. A beautiful space throughout the year.
- Pool is fabulously large, 60,000 litres – many a lap & hours of fun can be had in this 5m x 9m concrete pool. Fully fenced with automatic salt filtration system & automatic cleaner.
- Gazebo – fully reconstructed with designer panels and Bali style roof
- Front entrance portico with a lovely water feature
- 2 car carport with a roof height of 2.4m to 2.7m
- Fully fenced front yard with electric gate (not connected)
- Beautiful mature garden & lawn including a rare mature Dragons Blood tree
- Reticulation off mains water
- Large 700m² Green Title block with 20m frontage

LIFESTYLE FEATURES INCLUDE: Just minutes walk or drive to:

- Oberthur Primary School
- Willetton High School
- All Saints College
- Public Transport – bus, Bull Creek & Murdoch train stations
- Trevor Gribble Park, Bob Gordon Reserve Playspace, John Creaney Park
- BMX track & Tennis courts
- Bull Creek Community Library
- Parry Ave Shops with IGA, cafes, vets, gymnasium, hair salon
- Southlands & Garden City Shopping Centres
- GP's, Physio's & other health professionals
- Fiona Stanley & St John of God Hospitals
- Murdoch University

Water Rates: \$1,537 approx
Council Rates: \$2,229 approx
If you would like more information on this property or if you would like your own confidential MARKET APPRAISAL, please contact Jill Groves on 0408 765 240 or email jillgroves@atrealty.com.au