

5 Bramley Way, Bibra Lake, WA 6163

House For Sale

Thursday, 13 June 2024



5 Bramley Way, Bibra Lake, WA 6163

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 352 m2

Type: House



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Buyer Price Guide From \$679,000

Surrounded by quality homes and sitting just footsteps away from a splendid park full of vibrant birdlife, this terrific 3-bedroom 2-bathroom residence is the perfect quaint retreat and is beautifully presented throughout. A securely-gated double carport has privacy roller blinds to the front and side of it for added protection from the elements, even making for a versatile second entertaining space. It also benefits from handy gated access to the backyard itself, where a lawn patch, lemon tree and leafy gardens that intertwine with sounds of the local birds chirping away up in the nearby treetops are complemented by a pitched rear patio area – complete with a gas bayonet for outdoor barbecues when entertaining. Inside, a carpeted front lounge room warmly welcomes you and is separated from the tiled open-plan family, dining and kitchen area by an attractive French door. The spacious main living zone seamlessly links to the alfresco and back garden while boasting split-system reverse-cycle air-conditioning, a gas bayonet for heating, double sinks, a microwave nook, a step-in corner pantry, a second pantry/broom cupboard, a stainless-steel five-burner gas cooktop, a Westinghouse oven and a sleek white Fisher and Paykel dishwasher. Of the carpeted bedrooms, a huge master retreat at the front of the house is the pick of the bunch with its walk-in wardrobe and intimate ensuite bathroom – shower, toilet, vanity and all. The two spare bedrooms both have built-in robes of their own and are serviced by an adjacent main family bathroom that is light, bright, practical and caters for everybody's personal needs in the form of a separate bath and shower. Enjoy a leisurely walk to other sprawling parklands within the area, as well as the picturesque Eliza Cave Reserve trails next to gorgeous Bibra Lake. A very close proximity to Bibra Lake Primary School, public transport, other schools and shopping amenities, Cockburn Central and even the freeway only adds to this property's exceptional appeal. Other features include, but are not limited to:

- Feature high ceilings throughout
- Laundry off the kitchen – with a double linen press and external/side access for drying
- Separate 2nd toilet
- 20 solar-power panels (5.0kW inverter)
- Ducted-evaporative air-conditioning
- Front security window roller shutters
- A/V intercom system
- Security doors
- Gas hot-water system
- Two (2) raised organic vegetable-garden beds in the cosy rear garden
- Powered garden shed/workshop at the rear
- Reticulation
- Ramps to the patio and carport – for wheelchair access
- Easy-care 352sqm block
- Built in 2001

Now this is a location that will definitely impress! This home won't last long and requires your action today, Going, Going.....For more information or to arrange a viewing, please contact Tony Coyles on 0414 988 859