

**6 Bowerbird Drive, Nickol, WA 6714**



**House For Sale**

Wednesday, 17 April 2024

6 Bowerbird Drive, Nickol, WA 6714

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 556 m2**

**Type: House**



Dylan Rakich

## Set Date Sale Offers close 12pm 30 April 2024

To be sold by Set Date Sale, with offers closing at 12 noon, 30 April

**What to love?** Set within the serene Tambrey Estate, this stunning property invites you to step into a world of comfort and convenience. Nestled on a generous 556m<sup>2</sup> block, it's an immaculately kept residence, built in 2007, a true gem waiting to be discovered.

**Step inside to discover** tiled flooring that stretches gracefully throughout, enhancing the sense of space and ease of maintenance. Boasting a generous 173m<sup>2</sup> house size, this home offers ample room for your family to flourish.

**The heart of the home is the well-appointed kitchen** where culinary dreams come to life. Equipped with a wall oven, gas cooktop with stainless steel rangehood, dishwasher, ample pantry space, and room for a plumbed double fridge, this kitchen is a chef's delight.

**The breakfast bar overlooks the expansive living and dining area**, creating the perfect space for entertaining guests or simply enjoying family time.

**Ranch sliders and an abundance of windows flood the area with natural light** to make it warm, cosy and welcoming.

**With 4 bedrooms, including a master retreat fit for royalty**, every member of the family will find their perfect sanctuary. The three minor bedrooms, one of which has dual aspect windows, are generously proportioned, each featuring built-in robes, split system air conditioning, and fans for year-round comfort.

**The master suite beckons with a picture window framing the outdoors, a walk-in wardrobe, and an ensuite boasting a luxurious dual head shower.**

**Meanwhile, the family bathroom is a haven of relaxation**, complete with a tiled shower, bath, and vanity, offering a serene escape from the hustle and bustle of everyday life.

**Step outside to discover your own private oasis.** An elegant covered alfresco area welcomes you, complete with cooling fans and overlooking the glistening concrete pool, offering endless opportunities for relaxation and entertainment.

**Mature, low-maintenance planting adds a touch of greenery**, while an outdoor shower provides convenience after a refreshing dip.

**The double garage is complemented by a carport and separate storeroom** - the solar heating and side access make this a home full of extras.

**With its location in the Tambrey Estate and within an easy stroll of school, daycare and all amenities**, you couldn't ask for more!

**What to know?** Block size: 556m<sup>2</sup> House size: 173m<sup>2</sup> Built: 2007 Water Rates: \$1,287.73 Council Rates: \$3,430 approx Set Date Sale, offers closing 30 April at 12 noon

**CURRENTLY LEASED to 30 October, 2024, at \$1600/week**

**Who to talk to?** For more information about the property and the sales process, contact Dylan Rakich on 0497 083 254.