

# 6 Lawnbrook Road East, Bickley, WA 6076



## House For Sale

Wednesday, 22 May 2024

6 Lawnbrook Road East, Bickley, WA 6076

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2020 m2**

**Type: House**



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## Low to Mid \$1m

Introducing a stunning FAMILY friendly home located in the breathtaking Bickley Valley. This remarkable property offers a harmonious blend of modern design, sustainable features, and natural beauty, providing the perfect sanctuary for a growing family. As you step into this quality-built Peter Stannard residence, you'll immediately notice the attention to detail and the use of eco-friendly materials. The timber look and carpet flooring create a warm and inviting atmosphere, while also promoting sustainability and reducing the carbon footprint. Every step you take will remind you of the commitment to a greener lifestyle. You will enter through the Cedar Leadlight front door into an expansive open plan layout featuring multiple living zones which include Lounge, Family Room, Dining Room, and Games/Activity area. The impressive central Bush Pole and exposed timber beams makes this area stylish yet very functional. You will be surrounded by the beauty and quality of Cedar West Bifold doors with retractable flyscreens, that seamlessly connect the interior living spaces with the outdoors. You'll have the opportunity to enjoy the changing seasons and tranquil views from the comfort of your own home. Then there's the KITCHEN, all presenting as new, this kitchen will have your guests green with envy. There is the central island bench with breakfast bar all showcased with wooden benchtops and off-white cabinetry. There is a double recessed sink, walk in pantry, Smeg 900mm cooker with 6 burner gas stove top - plus an integrated dishwasher. The main bedroom is well presented with brush box wooden flooring plus a spacious ensuite and walk in robe for your convenience. The minor bedrooms are all of good proportions and have new carpets and new mirror paneled built in robes. The main bathroom has the real WOW factor, with a high-end freestanding bathtub and a glassless wet area to cut down on endless cleaning. Stylish tiling and stone bench top finish the look. So many extras! Ducted reverse-cycle (heat and cool) air-conditioning, 6.6kw Solar panels, Roller Shutters to windows, Clay Roof Tiles and Batts Insulation will keep you comfortable from Summer through to Winter. Looking for even more usable space? Then step outside into the Large Alfresco covered area that also has its own built-in fireplace for those colder days or nights, the perfect place to entertain guests whilst the children play happily in the yard. There are remote Café Blinds that enclose the entire area for all year-round use. The property boasts a diverse range of fruit trees, adding a touch of nature's bounty to your backyard. Included are lime, lemon, mandarin, pears, plums, apricots and more! Imagine plucking fresh fruit from your very own garden, creating delicious and healthy treats for you and your family. Additionally, there is a well-maintained lawned area where children can play freely, and adults can relax in the serenity of the outdoors. There is a much desired 7.5m x 5m powered workshop/shed at the rear of the property which will be perfect for all your tinkering and storage needs. There can be vehicle access through the alfresco with small modifications as the concrete slab here has been double meshed to sustain vehicles passing over. Living in the gorgeous Bickley Valley provides a unique lifestyle experience. Surrounded by picturesque vineyards, orchards, and stunning nature trails, you'll have endless opportunities for outdoor exploration, leisurely walks, and family picnics. The valley's tranquil ambiance and close-knit community make it the perfect place to raise a family. Located within walking distance to Schools and approx. 5km to the Kalamunda Centre. Call Joanne on 0419 903 548 for inspection. Property Features below: 1989 Quality Peter Stannard home 4 Bedrooms and 2 Bathrooms Open Plan multiple living zones- Lounge room, Family room, Dining room, Games/activity Kitchen as new- Timber benchtop and off-white cabinetry Alarm system and shutters for security Reverse Cycle Air conditioning and Gas HWS Clay tiled roof Workshop/ Shed powered 7m x 5m approx. Beautiful Australian gardens, lawn, and fruit trees Reticulation to front and lawned area 6.6kw PV Panels equals power cost savings Alfresco area with fireplace and electronic café blinds Modified Auto garage 2020sqm landscaped garden, rear yard fenced