

**6 Royale Way, Bibra Lake, WA 6163**

**House For Sale**

Monday, 20 May 2024



6 Royale Way, Bibra Lake, WA 6163

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 665 m2**

**Type: House**



Jarrad Brookes

0894343525

**\$1,400,000**

Discover the pinnacle of luxury living at 6 Royale Way, nestled in the esteemed St Paul's Estate in Bibra Lake, WA. This exquisite four-bedroom, two-bathroom residence has been meticulously designed to cater to people who appreciate the finer things in life. Upon entering, you'll be greeted by a grand double-door entrance, leading into an expansive foyer and hallway. Here, the journey unfolds, guiding you past the generously proportioned bedrooms to the vibrant living areas at the home's rear. The property boasts high ceilings throughout, creating an ambiance of grandeur and openness. The interior of this stately house is adorned with beautiful hardwood flooring and painted in neutral tones, providing a perfect canvas for your personal touches. A large office/study, positioned at the front of the home with an outlook through a unique curved window to the front garden, offers an idyllic setting for a home business or remote work, enhanced by ducted air conditioning for year-round comfort. Entertaining is effortless with a separate theatre/lounge, immense windows framing the custom-built pool, and a striking open living space. The kitchen is a chef's dream, showcasing stone benchtops, stainless steel appliances, including a 900mm freestanding gas stove, and a plethora of storage options. Retreat to the massive master bedroom, where the feature curved window offers a tranquil view of the front garden, along with a walk-in robe and a private ensuite. The remaining bedrooms are plush, carpeted sanctuaries with built-in robes, complemented by a large family bathroom. Step outside to the alfresco area, where a curved patio with exposed aggregate underfoot awaits. A decked pool cabana enhances this outdoor entertainment oasis. With extra parking and rear access from the double garage, as well as manicured lawns and gardens, 6 Royale Way is a residence that truly stands out as a beacon of sophistication and comfort.

**FEATURES & INCLUSIONS :** Four bedrooms 2 bathrooms Grand double door entrance foyer Alarm system High ceilings throughout Secure shoppers entrance from garage Ducted air conditioning throughout Separate Theatre/lounge Custom built pool with water feature Chefs kitchen featuring stone benchtops, glass splashback, breakfast bar, 900mm stainless freestanding stove, and dishwasher Large Laundry Alfresco, curved patio with exposed aggregate underfoot and decked pool cabana complete the outdoor entertaining space Extra parking and rear access through roller door at rear of garage Manicured lawns and front gardens Proudly Presented by Jarrad Brookes of Next Vision Real Estate. If you would like any further information on this property, the Local area or any Real Estate Matter please call Jarrad on 0417 918 110 or email to [jarrad@nextvisionrealestate.com.au](mailto:jarrad@nextvisionrealestate.com.au)