

7 Birchgrove Court, Bibra Lake, WA 6163

House For Sale

Tuesday, 2 April 2024



7 Birchgrove Court, Bibra Lake, WA 6163

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 700 m2

Type: House



Tony Coyles
0894188888

Buyer Price Guide From \$1,000,000

Nestled on a prime 700sqm block in one of "St Paul's Estate's" most sought-after and whisper-quiet cul-de-sac settings, this massive 5-bedroom 2 bathroom single-level home – offering roughly 261sqm of internal living space with multiple zones for everyone – defines contemporary family comfort in the best way possible. Framed by gorgeous, manicured gardens, the front yard is securely gated for peace of mind and doubles as a safe lawn area for the kids and pets to run around on. It precedes a lined portico and tiled entry foyer that eventually reveals walk-in linen and cloak cupboards – highlighting the residence's super-generous storage capacity throughout. A huge front master-bedroom retreat is indeed a full suite that splendidly overlooks the yard and plays host to a light and bright ensuite bathroom with a shower, twin "his and hers" vanities, a walk-in wardrobe and access through to a two-way powder room. It even neighbours what is essentially a fifth bedroom / home office / or even a large nursery with its own split-system air-conditioning unit for climate control.... the choice is yours! Striking double French doors reveal an open formal lounge and study area with beautiful wooden floors, a gas bayonet for heating and access out to a lovely courtyard for sitting and relaxing whilst overlooking a huge below-ground swimming pool, at the rear. Another set of French doors seamlessly extends living into an expansive and central open-plan family, dining and kitchen area with its own gas bayonet, a burning wood fireplace to help counter the upcoming winter chill, a large walk-in pantry, an enormous fridge/freezer recess, double sinks, a microwave nook, and a full range of all the latest appliances. The separate minor sleeping quarters are headlined by three commodious spare bedrooms – two with built-in double robes and the fourth with a single built-in robe. Off the family room and on the other side of sliding-stacker doors sits an intimate outdoor alfresco-entertaining area with café blinds for full enclosure and protection from the elements. This part of the backyard also enjoys delightful views of the pool. Other features include, but are not limited to:

- Surrounded by other quality family homes.
- Feature high ceilings throughout.
- Separate bath and shower in the main family bathroom
- Separate laundry, with outdoor access to the side of the property
- Separate 2nd toilet
- Huge walk-in linen cupboard next to the minor bedrooms
- Ducted-evaporative air-conditioning.
- Feature skirting boards
- Security doors and screens
- Gas hot-water system
- Mains reticulation
- Generous double lock-up garage – with high entry point - ideal for 4WD parking
- Built in 1995 (approx.)

Convenient to all local amenities, Murdoch St John of God and Fiona Stanley hospitals, bus routes, local schools, lakes and wetlands, this home is perfect for those looking for space and quality on a grand scale. They say that bigger is indeed better – and this premium property is no exception. Make it yours today, before it's too late! For more information or to arrange a viewing, please contact Tony Coyles on 0414 988 859