

# 7 Prout Way, Bibra Lake, WA 6163

## House For Sale

Wednesday, 24 April 2024



7 Prout Way, Bibra Lake, WA 6163

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 886 m2**

**Type: House**



Jason Liddle  
0893357555

## Call For Price Guide

Do not hesitate, here is the one you have been looking for! A fantastic spot, adjacent to the stunning Meares Park, and beautiful Bibra Lake, with Adventure World, Ice Arena and the popular Bibra Lake regional playground with in 2km's. The fully renovated home offers several separate living areas with plenty of space for the growing family. Light and bright with a northeast orientation the home oozes with plenty of natural light. The private tree laden back yard promises privacy and cool shade for the summer days while entertaining friends and family under the full-length patio. Features at a glance:- Fully renovated throughout- New kitchen w stone bench tops- All new kitchen appliances, including dishwasher- Gas cooking hobs and pantry- Both bathrooms fully renovated- Master suite with walk in robe, AC and ensuite- 3 Spacious minor bedrooms all with built in robes- Open plan living, with indoor outdoor flow to patio - Reverse cycle air conditioning & gas bayonet- Gas oven and gas hot water system- 2 separate large Linen cupboards- Roller shutters, security screens/doors - Security alarm- Private and tranquil rear yard- Thriving fruit trees incl. lemon, lime, mangoes.- Kerbed gardens for easy maintenance- Roof recently restored/repointed- Vehicle access to the rear yard- Secure parking for boat, caravan, trailer etc- Storage/garden shed- New retic system off bore water- Fully automated garage door- NBN connected.- Prime 886 sqm block Cockburn Central, Kwinana Freeway, Fiona Stanley and St John Of God Hospitals, are all within an easy 5 minutes' drive. Private and Public Schools in walking distance, easy access to public transport, This is the ticket! Enquiries welcome, contact [jason@empireproperty.com.au](mailto:jason@empireproperty.com.au) or 0450 041 157

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