

# 8 Bramley Copse, Dawesville, WA 6211

Mandurah

## Sold House

Saturday, 16 December 2023

8 Bramley Copse, Dawesville, WA 6211

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 3

**Area:** 552 m2

**Type:** House



Kashan Vincent  
0895819999

**\$550,000**

Home Open Cancelled - Under Offer! Introducing 8 Bramley Copse Dawesville. A perfect investment opportunity with a fixed term tenancy in place until February 2024. This splendid family residence situated in a serene cul-de-sac offers exceptional value with a three-car garage, and hard stand parking ideal for the boat, trailer or caravan. Enjoy the private entertainer's alfresco and extended patio, surrounded by well-maintained lawns, a garden shed, and full reticulation. This meticulously crafted brick home, located in one of Peel Region's fastest growing suburbs, is a compelling investment opportunity. The sleek stylish white kitchen features quality stainless-steel appliances, induction cooking, a spacious island bench with a breakfast bar, butler's pantry, and shopper's entrance. The open plan dining/living area boasts a clever fireplace, recessed downlights, and evaporative cooling. Adjacent to this space is a semi-enclosed alfresco with an extended entertainers' patio, outdoor kitchenette, bar, and fishpond. The master bedroom, includes a walk-in robe, wood veneer flooring, and ensuite with a waterfall shower and WC. There other three spacious bedrooms also have wood veneer flooring, built-in robes, and a main bathroom with a double shower recess and WC offer comfort and style. There is a fantastic separate theatre room and lounge area to complete this perfect family home. This great location features easy access to the Peel Inlet with numerous boat ramps right at your doorstep, take a round of golf at "The Cut" Golf Course or cast a line at any of the great fishing locations the area has to offer. Within an easy distance you will also find the IGA shopping centre, Port Bouvard Sport and Recreation Club, Surf Club, Sailing Club, loads of walking and cycle paths as well as the choice of two great primary schools if required. Additional Features Include:

- 3.5 kw 15 solar panels and inverter
- Stand by generator with changeover switch
- Solar hot water system on roof
- Full reticulation front and back
- Feature woodfire in living dining room perfect for entertaining
- Ducted Evaporative cooling
- Garden Shed 3m x 3.5m
- Workshop by garage
- Hardstand Parking for boat or caravan
- 2 x gas bayonets
- Alfresco and BBQ area
- 3 Car garage with extra wide driveway with shoppers' entry
- Lucious green grass front lawn
- Established boxed gardens
- Modern white colour scheme in kitchen with modern cabinetry
- Island bench with Breakfast bar
- Quality induction cooktop and stainless appliances
- Modern tiles throughout living dining kitchen
- Semi enclosed alfresco area under main roof
- Massive entertainers' private patio with bar, outdoor kitchenette, and fishpond
- 4 bed 2 bath plus theatre and lounge area
- Water fall shower in ensuite
- Dual blinds for both day and block out - Master Bedroom.
- Modern sleek glass bowl vanity
- Enclosed Lucious back lawn with established trees and full reticulation
- Built in wardrobes, master has walk in robe

If you have been waiting for the opportunity to secure an excellent quality family home in the right location, this one is a must see. Do not miss out! Call now to arrange your private inspection, Kasha Vincent 0408 202 575 This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.