

**8 Bramley Terrace, The Vines, WA 6069**

**Sold House**

Monday, 14 August 2023

8 Bramley Terrace, The Vines, WA 6069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 716 m2**

**Type: House**



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**\$910,000**

Nestled into the quiet upper reaches of The Vines sits 8 Bramley Terrace, a magnificent family residence that exudes class and calm. Multiple living and entertaining spaces, a flowing flooring plan with the ability to separate areas - it's a home that will grow with your family, flexible to meet changes as your needs evolve over time. Through double entry doors, a grand foyer welcomes you into the home - take a peek at the pictures - are you ready for the tour? The house can be separated into sections with the front, a parent's retreat with the ability to oversee activity while cocooned from the auditory impacts. The master suite sits privately to one side of the foyer, gorgeous sunlight streaming through into what could be space for a window seat. His-and-hers walk-in-robos are accessed enroute to the spacious ensuite. Fitted with a spa bath, dual-sink vanity, framed-glass shower, separate toilet, and floor-to-ceiling tiles - it's a sanctuary. The study with street-views, the internal storage room, and the large, enclosed theatre are placed on the opposite side of the foyer, and together with the master suite, can be shut off from the remainder of the home by double doors leading into the open plan living area. Speaking of, the open plan living area is absolutely bang-on. The neutral colour palette, repeating design choices, wall recesses with soffit lighting for sideboards, artwork, and visual entertainment feature alongside generous walkways - it feels like luxury stretched out. The u-shaped kitchen with bulkhead ceiling is stationed into one side of the room; an expansive granite benchtop with undermounted sink and breakfast bar is tasteful and sleek. A walk-in-pantry, appliance recesses and rangehood built into the upper cabinetry alongside open visuals to the living areas and alfresco - it's a big YES from me. Following the natural flow of the room from the kitchen, comes the dining with large windows to the alfresco, then the lounging space - wood heater ready for cozy winter nights ahead. Sitting stately beyond, the games room with folding glass doors, ready to section off when things get raucous. The decked alfresco is accessed via sliding doors from the games room and transforms into the perfect environment for evening (and late evening) entertainment. An outdoor spa, water feature, visual entertainment, ambient lighting, and a dedicated space to cook while overlooking established gardens - you've already pictured yourself there, haven't you? The minor bedrooms are nestled together in an ancillary wing, and total 3 in number, queen in size with double built-in-robos. The family bathroom is positioned alongside with bath, framed-glass shower, two vanities and separate toilet. The laundry sits separately and features ample benchtop space with exterior access and a north-facing clothesline outside the door. Other features of this home include a triple car garage with drive-through access to the backyard, solar panels, ducted air-conditioning and a manicured front garden. 8 Bramley Terrace exudes class, quality, and quiet luxury. It's a home properly finished - skirting, timber windowsills, floor-to-ceiling tiles in the bathrooms and laundry. Generously sized rooms, recessed ceilings and recessed walls fitted with soffit lighting, flowing walkways with multiple entertainment zones - it's perfect for growing families. A home for now and one for your future. RESIDENCE\* Grand foyer entrance\* Master suite with dual walk-in-robos + spacious ensuite with bath\* Study with adjacent storage room\* Enclosed theatre\* Open plan living with wood-heater + wall recesses \* Kitchen with granite benchtops, appliance recesses + walk-in-pantry\* Games room with interior glass folding doors + exterior deck access\* 3 queen-sized minor rooms with double BIRs\* Family bathroom with bath, two vanities + separate toilet\* Laundry with exterior access + extended bench space + separate linen\* Ducted air conditioning \* 276sqm internal space + 80sqm garage + 100sqm alfresco = 456sqm floorspace GROUNDS\* Private, decked alfresco with spa\* Dedicated outdoor cooking area with exhaust fan\* Manicured gardens with natural turf\* Triple car garage with drive-through access to backyard\* Solar panels LOCATION 8 Bramley Terrace is nestled into the upper reaches of The Vines, with entry off Roxburghe Drive. Surrounded by tidy homes, bushland, parklands and The Vines Golf Course, this home is perfect for families who prefer a little more space to breathe. 110m to Roxburghe Drive entry 300m to Roxburghe Drive Foreshore 500m to Stable Vista Park 1.2km to Railway Parade entry 1.5km to Annie's Landing Dog Park 4.7km to The Vines Resort 6.5km to Woolworths Aveley 8.5km to Ellenbrook Central Contact Annique Morley for your private viewing on 0432 354 912 Disclaimer: The information provided is for general information purposes only and is based on information supplied by the seller and may be subject to change. Therefore, no warranty or representation is made to its accuracy, and interested parties should make their own independent enquiries.