

**8 Holroyd Way, Boulder, WA 6432**

**Professionals**

**Sold House**

Wednesday, 4 October 2023

8 Holroyd Way, Boulder, WA 6432

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 760 m2**

**Type: House**



Team Platinum  
0890809200



Larissa Todd  
0437902059

**\$315,000**

Step into your oasis of peacefulness and serenity with this remarkable property! A fully fenced yard, lush manicured lawns, and gardens provide a tranquil backdrop, while the private patio off the main bedroom through the walk-in robe adds a touch of luxury to your everyday living experience. Features include:-

- 4 bedrooms (walk in robe to main & robes to all 3 minors)
- 1 bathroom
- Separate toilet
- Open plan kitchen & dining
- Separate living area
- 3 x reverse cycle units for heating & cooling - main bedroom / living area & dining area
- Electric cooking & hot water storage system
- Dishwasher
- Woodfire
- Single carport
- Powered garden shed with additional storage tucked in behind with power
- 760m<sup>2</sup>
- Built in approx. 1985
- Rent appraised @ \$580 per week

With ample covered and off-street parking, along with a convenient workshop for your projects, this property is a true haven for those seeking both space and functionality. Don't miss out on this incredible opportunity - schedule a viewing today and make this exceptional home yours! \*\*Conjunctionals Welcomed

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy can not be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants and purchasers should make their own enquiries to satisfy themselves on the pertinent matters. Details herein do not constitute any representation by the owner or the agent and are expressly excluded from any contract.