

# 9 Bottrell Close, Warrenup, WA 6330



## House For Sale

Friday, 3 May 2024

9 Bottrell Close, Warrenup, WA 6330

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 4627 m2**

**Type: House**



Tommie Watts  
0898414022

## Offers Above \$865,000

This beautifully established estate in an exclusive cul-de-sac promises a coveted semi-rural lifestyle a few minutes from the city. Consisting of a quality home on a 4627sqm block with a big powered shed, it promises space, tranquility and privacy for discerning home buyers. Built of brick and tile, the home occupies an elevated site from where it takes in lovely views over the property, while living areas at the back make the most of the northerly aspect. The main space is an air-conditioned, open family room and dining area, with a separate lounge or media room to one side and wide glazed doors leading out to an impressive, covered and paved patio, complete with cafe blinds to regulate the breeze. With a dishwasher, gas cook-top, breakfast bar and corner pantry, the white kitchen is a dream for the home cook. All four bedrooms are of a good size. The master has a walk-in robe and en suite bathroom, while the other three have built-in robes and share the main bathroom and the toilet off the laundry. New, stylish vinyl plank flooring in the main living space, plush new carpets in the bedrooms and fresh decor throughout enhance the immaculate presentation of the home, and a water softener and solar hot water are welcome extras. In addition to a double garage under the main roof, there's a freestanding shed-workshop of 12m x 9m with power connected. The grounds make a perfect setting for the home. The block is mostly in grass for easy maintenance with a ride-on mower and there's a covered orchard as well as cottage gardens and terraced, native garden beds. A rainwater tank is plumbed to the kitchen and there's a bore for the gardens. This is an exceptional opportunity offering the many advantages of an outstanding property and an idyllic lifestyle for people of all ages. What you need to know:

- Brick and tile home
- 4627sqm lifestyle block
- Open family/dining area
- Separate lounge/media room
- Covered, paved patio
- Kitchen with pantry, dishwasher
- Master bedroom with en suite shower room and walk-in robe
- Three family bedrooms with robes
- Second bathroom, toilet off laundry
- New flooring, fresh decor
- Water softener, solar hot water
- Double garage
- Freestanding 12m x 9m shed-workshop with power
- Grassy block
- Covered orchard
- Terraced gardens
- Rainwater & BORE for gardens
- Council rates \$2,804.84
- Water rates \$275.72