

# 9 Orlando Avenue, Bibra Lake, WA 6163

REASPA  
PROPERTY GROUP

## Sold House

Thursday, 9 November 2023

9 Orlando Avenue, Bibra Lake, WA 6163

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 630 m2**

**Type: House**



Team Raspa

## Contact agent

Welcome to 9 Orlando Avenue, Bibra Lake, a magnificent 4-bedroom, 2-bathroom, 2-car garage home nestled in the sought-after St. Paul's Estate. This property is a harmonious blend of sophistication and functionality, boasting a range of high-quality features. Each of the four bedrooms comes complete with a built-in robe, providing ample storage for your convenience. The master bedroom is huge and a true gem, featuring a walk-in robe, parquet floors, and an ensuite bathroom with a marvellous spa as a centrepiece, which creates a luxurious and comfortable retreat. The heart of this home is the well-designed kitchen with overhead cupboards, a utility curb, a walk-in pantry, and a Bosch dishwasher. It's perfectly complemented by the family area, which offers heating, a recessed ceiling, and air conditioning, ensuring year-round comfort. Additionally, a sunken lounge and a laundry room with a powder room and overhead cupboards complete the living spaces. High-quality security screens are fitted to doors and windows, ensuring your peace of mind. The home is not only aesthetically pleasing but also energy-efficient. With features like high ceilings with R4 insulation batts, external double brick wall cavity insulation, and solar power, you will be amazed to see that this property is designed for sustainability and comfort. The property is designed with energy-saving features, including split system reverse cycle air conditioners and a whole-home 3-stage water filtration system. The home also has a 7-stage reverse osmosis drinking water system, providing pure and healthy water. The garage roller door has been recently serviced and includes a new motor mechanism. For your peace of mind, the property is equipped with a whole-home alarm system. Step outside, and you'll discover a delightful patio, a shed for your storage needs, and automatic reticulation, simplifying garden maintenance. Solar panels and their accompanying dual inverter contribute to energy efficiency and savings on your electricity bills. The backyard also features a tap timer system, perfect for maintaining the lawn, fruit trees, shrubs, and herbs. This impressive, spacious, and energy-efficient home is a true gem both inside and out. It's a must-see to be fully appreciated. Don't miss this opportunity to make 9 Orlando Avenue your new home. The property is being sold by Fixed Date Sale with all offers to be presented no later than 22nd of November, 2023. Note: The seller reserves the right to accept an offer before the Fixed Date Sale date, without notice. DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.