

**96 Brookfield Avenue, Margaret River, WA 6285**

space 

**House For Sale**

Friday, 29 March 2024

96 Brookfield Avenue, Margaret River, WA 6285

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 536 m2**

**Type: House**



Paul Manners  
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## Offers from \$750,000

This well-presented, exciting modern home will offer any family an exceptional living experience. Beautifully positioned on Brookfield Avenue, it features four bedrooms with outstanding entertaining and living spaces. It is within close proximity to the nature reserve, making it the perfect lifestyle choice for any young family. The home features a sizeable double-door entry, providing an inviting first impression, as does the relaxing lounge room space off to the left. An achromatic colour palette flows throughout the home, complementing the timber flooring and living spaces. The main bedroom is to the right of the entrance, with bedrooms two, three, and four and a bathroom, toilet, and laundry off the main hallway. All bedrooms are spacious and feature built-in wardrobes and carpet, with the main bedroom ensuite featuring two walk-in wardrobes and a double vanity. The kitchen is the focal point of this family home, with breakfast bar dining, a 600mm oven with a separate gas cooktop, a dishwasher, a sizeable pantry and expansive benchtops. This entertaining area highlights the expansive living areas with an adjacent living/lounge space. Accessible via the living room, the undercover alfresco provides a casual dining and entertainment experience with a picturesque outlook of newly landscaped garden beds, a fire pit, and a grassed area for the kids. Low-maintenance gardens extend to the side of the home, with access to the driveway and garage via the gate. The north-facing walled front yard has a unique sense of space, promoting a relaxing living environment all year round. SHEDA 9m x 5m shed sits behind the home with a separate gated entrance off Olearia Crescent. Equipped with power, the shed is also fully insulated and lined with plywood. The outside space allows access to a boat, caravan, trailer, or secured parking. ADDITIONAL INFORMATION 535 sqm 5 kW solar panels Garden beds are fully reticulated New oven Double car bay remote-controlled garage This desirable family home boasts all the modern living aspects a young family desires. It has multiple living spaces, sizeable bedrooms, and an exceptional front yard. Brookfield offers established parks, a running brook, an untouched natural forest, native birds, thriving fauna, and tree-lined pathways. It is located only 2km from Margaret River town centre. For a private inspection, please get in touch with Paul Manners, the Southwest property Specialist.