

13 Agraulia Court, High Wycombe, WA, 6057

House For Sale

Friday, 16 August 2024

EARNSHAW
Real Estate

13 Agraulia Court, High Wycombe, WA, 6057

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Randi Macpherson
0408559247

Immaculate, Move-In Ready Gem

Welcome to this pristine, move-in ready home that bursts with warmth and inviting atmosphere. Having just enjoyed a total revamp, this contemporary gem now boasts all the extras such as hybrid flooring, plush carpet, new downlights, and fantastic landscape design - indulgent additions to an already modern home. To be sure, the welcoming heart of this home is the immaculate kitchen and open-plan living space. This is a cleverly designed area creating a seamless flow between whatever's happening in the kitchen to the entertaining and relaxation spots. The kitchen is beautifully appointed with lovely appliances and ample storage, this is a space you'll actually look forward to spending time in.

The interiors here aren't just about aesthetics, but functionality too. The main suite features double walk-in wardrobes so no one needs to argue about the level of organisation required when sharing and the three additional bedrooms are all generously sized, each with their own built-in robes too. Separating the Junior wing from the grown ups is simply genius, and the kids' area shares an activity room for toys and future studies. The family bathroom is gorgeous and practical along with a separate WC for busy mornings. And the theatre room? Absolutely huge. Even the laundry is well-appointed and the entire home has been equipped with LED downlights, vertical blinds, and evaporative air conditioning throughout. Security has also been considered, with a comprehensive alarm system, security screen doors, and a 6 camera CCTV system.

Features Include:

- Beautifully & immaculately presented modern 2010-built family home
- 4 lovely bedrooms
- 2 modern bathrooms
- Huge theatre room
- Open plan kitchen, living, & meals
- Junior wing with activity room
- Beautifully appointed Kitchen features lovely benchtops, tile splashback, multiple cupboards, drawers, overheads, & built-in pantry, and central island with double stainless-steel sink with mixer tap & breakfast seating
- Quality appliances include Westinghouse oven, gas cooktop with integrated rangehood, & new SOLT dishwasher
- Main bedroom retreat with double walk-in wardrobes & ensuite
- 3 generous sized secondary bedrooms with built-in wardrobes
- Family bathroom with single basin, shower, & bath plus separate WC
- Laundry with wood-look laminate benchtop, tile splashback, overhead cupboards, stainless-steel wash basin with handheld mixer & linen cupboard
- Aesthetically pleasing with neutral paint colours & black accents
- LED downlights throughout
- Hybrid flooring throughout main living & plush carpeting to bedrooms & theatre
- Large black framed windows with vertical blinds
- Security alarm, security screened doors & CCTV (6 cameras)
- Evaporative air-conditioning & gas bayonet
- Solar hot water heater
- Large, covered side alfresco entertainment area
- Beautiful, low-maintenance curb appeal
- Low-maintenance front & back garden with flat lawn, large pebbles & fresh mulch & automatic reticulation
- Fully Colorbond fenced with rear access via double side gates
- 2 car garage with service entry
- Additional paved parking for cars, trailer, caravan etc
- Generous 529sqm block opposite playground

Outside delivers exteriors just as impressive as the internals. The alfresco area is large enough to host an entire soiree or simply spread out and enjoy a warm twilight evening watching the kids play in the fully fenced yard. The beautifully

landscaped garden is a low-maintenance dream, featuring flat lawn areas, large pebbles, and fresh mulch. Automatic reticulation ensures the entire garden stays green and lush with minimal effort. And speaking of bonuses you don't have to put a lot of energy into, you'll love living across the road from the fantastic playground where the kids can practice a little independence as they get older. And while you're still driving them around to sporting events and schools and such, you'll adore living close to the major roads which will get you quick smart to Midland, the airport, or the CBD. Just down the road you'll find schools, shops, a library, and even a golf course.

Upgrade your entire family lifestyle.

For more information on 13 Agraulia Court, High Wycombe or for friendly advice on any of your real estate needs, please call Randi Macpherson on 0408 559 247.

*Disclaimer: the team at Earnshaws Real Estate has used our best endeavours to ensure the information here is accurate, but prospective purchasers should always make their own enquiries with the relevant authorities to verify the information in this listing. We accept no liability for any errors, omissions or inaccuracies. All boundary lines, measurements and sizes on our images are approximate.