

**3 Garfu Link, Bilingurr, WA, 6725**



**House For Sale**

Wednesday, 25 September 2024

3 Garfu Link, Bilingurr, WA, 6725

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Near New Family Home in Prime Position

Step into modern living with this immaculate, 2022 built 4-bedroom, 2-bathroom executive home. Ideally located amongst quality family homes, close to Broome North Primary School and a host of local parks, the location is second to none! Better still, with the Tanami Road extension soon to be completed, All the attractions of the Cable Beach Tourist Precinct will soon be just a hop, skip and a jump away..

Whether you're searching for a perfect family residence or a savvy investment opportunity, this property offers unmatched convenience and contemporary style. Enjoy the ease of a quick walk to school for the kids and the luxury of a fresh, meticulously designed home with spacious living areas and a low-maintenance yard.

The home has generously sized bedrooms and also includes a second living room, ideal as a kid's activity space, home office or a teenager's rumpus room!

The back yard is huge and has plenty of space for kids and pets to play. There's also more than enough room for a pool, large shed or both! Side access to the block for vehicles ensures plenty of options for parking and vehicle storage.

Needless to say, the property would make an exceptional investment opportunity with high quality corporate tenants already indicating a willingness to lease the property on a long-term lease. Not only does this promise great returns, but being brand new, investors can enjoy excellent depreciation benefits which further underpin the quality of this property as a genuine blue-chip investment.

This residence is not just a home; it's a lifestyle upgrade. The open-plan design ensures plenty of space for family gatherings, while the modern finishes provide a touch of elegance. Don't miss your chance to secure this exceptional property in a prime location.

**\*\*ADVERTISING PHOTOGRAPHY INCLUDES DIGITAL STAGING AND EDITING FOR GUIDANCE PURPOSES ONLY\*\***

For further property details or to arrange a private inspection please contact Giles Tipping and Monica Cowen on 0499 322 120 or email [monica.cowen@raywhite.com](mailto:monica.cowen@raywhite.com).

### ESSENTIAL DETAILS:

- Shire \$4100 approx. pa
- Water \$1560 approx. pa
- Year Built 2022
- Land Area 480sqm

\*The above information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to the accuracy of the information and all interested parties should make their own independent enquiries relating to the information provided and place no reliance on it. Any chattels depicted or described in the information are not included in the sale unless specified in the Offer and Acceptance.