

36 Boboli Way, Pearsall, WA 6065



House For Sale

Wednesday, 19 June 2024

36 Boboli Way, Pearsall, WA 6065

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 800 m2

Type: House



Kirrily Macri
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In the \$900,000's

Fantastic family living awaits you and your loved ones from within the walls of this spacious 4 bedroom 2 bathroom single-level home that will impress both inside and out. Out front, there is ample driveway parking space for everybody's car - preceding a remote-controlled triple lock-up garage, with external access to the rear of the property. Internally, a commodious front master suite is the obvious pick of the bedrooms with its split-system air-conditioning, walk-in wardrobe and an intimate ensuite bathroom, comprising of a shower, bath and vanity. A separate powder room, with access to front hallway for convenience. There is a decent study area also, adjacent to double doors that reveal a dream carpeted theatre room. An expansive open-plan family, dining and kitchen area is where most of your casual time will be spent and is made up of feature down lights, a gas bayonet for heating, a breakfast bar for quick bites, stone benches, a microwave nook, a corner walk-in pantry, a stainless-steel range hood, a five-burner gas cooktop, an electric oven and a stainless-steel dishwasher. The family room offers seamless integration between your indoor and outdoor living with sliding door access to bath alfresco areas. Walk around the corner to both Ashbrook Park and the lovely Covent Park and its wonderful playground for the kids, with the Pearsall IGA supermarket and Pearsall Primary School both only footsteps away, as well. The likes of community sporting facilities, medical centres, public transport and even the freeway are all just minutes from your front doorstep too, for good measure. This is contemporary comfort and convenience at their very best! Other features include, but are not limited to:-

- Grand double front doors
- Low-maintenance timber-look flooring
- Large kitchen
- Separate study
- Large main family bathroom, with shower, bath and vanity
- Separate laundry with generous storage (including extra benchtops) - plus external/side access for drying
- Separate 2nd toilet
- Huge WI linen press
- Ducted evaporative air conditioning
- Split system air-conditioning to living zone
- Ducted vacuum system throughout
- Security doors
- Gas hot-water system
- Built in 2004
- 800sqm block