

46 Sellars Way, Bull Creek, WA 6149



House For Sale

Wednesday, 10 July 2024

46 Sellars Way, Bull Creek, WA 6149

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 770 m2

Type: House



David Milkovits
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Offers Invited

Enjoying a premium elevated position in a quiet leafy loop road, this spacious 4 bedroom, 2 bathroom home features multiple living areas and is an easy walk to local restaurant and shopping precinct. With the added benefit of being in Rossmoyne Senior High and Oberthur Primary School Zones, as well as walking distance to All Saints Junior and Senior College, Trevor Gribble Park, and access to major commuter arteries. This Family home offers generous downstairs living, dining and play areas, while upstairs a supersized family sitting room with vaulted cathedral ceilings, fully plumbed wet refreshment bar and feature fireplace offers sanctuary upstairs. The main bedroom with built in robes and full en-suite is also upstairs while 3 minor bedrooms and family bathroom are situated downstairs. A chefs kitchen with garden outlook is spoilt for storage space including overheads, granite bench tops, gas cooktop and electric wall oven - directly adjoining an open format dining area with French glass doors leading to a private screened and covered outdoor entertaining zone. Other features include • Ducted cooling and split system air conditioning • Ceiling fans • American Oak floorboards • Huge Covered Rear Outdoor Entertaining Area • Extensive paving • Heated fully fenced in ground pool • Double Garage with rear access • Easy-care bore reticulated gardens • Rain water tank • Gas storage hot water • Solar panels • City views from upstairs • Storage shed • 770sqm block • R20 Zoning Currently on a short term tenancy the home is ready for you to style to your own taste and add your own stamp in a superior position in a very tightly held quality suburb. Approximate Rates (2023-24)... Council \$2,340 Water \$1,550 Current Rent \$840pw Market Estimate \$920-950pw PRICE GUIDE AVAILABLE: YES - Just click the EMAIL agent button for rapid reply. NO Early Viewings available. Viewing Period is published on this site on Thursday evening. Call David Milkovits - 0412 999 775 - Now Over 2700 Local Homes Sold IMPORTANT: While care is taken to gather data from usually reliable sources the information provided is for use as a guide only and does not form part of any contract and should not be taken as an accurate representation. Drawings and diagrams are not to scale and distances are approximate. Intending buyers should rely solely on their own enquiries. Virtual furnishings may have been used for illustration purposes only.