

6 Boloka Rise, Kingsley, WA 6026



House For Sale

Wednesday, 10 July 2024

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Bedrooms: 4

Bathrooms: 3

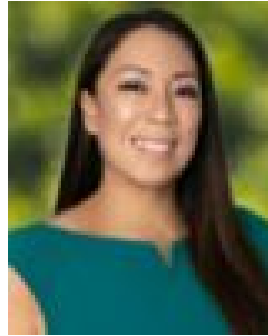
Parkings: 1

Area: 705 m2

Type: House



Karl Wright



Mary Wright
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VIP PREVIEW

Spacious Family Living with Superb Outdoors Located in the highly desirable Kingsley, this home features 4-bedrooms plus study/5th bedroom, large studio with separate entrance and 3-bathrooms. Absolutely perfect for versatile living arrangements and simply fantastic! Built in 1981 on a 705m² block, the main home boasts multiple living areas including lounge, dining and family room, a hearty modernised kitchen with ample storage, and bedrooms and study that provide a tranquil retreat. The additional studio is a great bonus, offering privacy and flexibility-ideal for a home office, guest suite, or creative space. Step outside to an entertainer's dream. A vast insulated patio overlooks the sparkling pool and landscaped gardens with easy care artificial lawn. Not just a home but a lifestyle! Located within close proximity to local shops, park, schools, and public transport. Please SMS Wright Realty on 0428 232 656 or hello@wrightrealty.com.au to register your interest. 4 Bedrooms | Study | Studio | 3 Bathrooms | Lounge | Dining | Kitchen | Family | Laundry | Patio | Pool | Shed | Single garage with storage and additional off-street parking- Attractive landscaped gardens with plenty of off-street parking. - As you enter the home, the feel is warm and welcoming with neutral colours and a mix of carpet, tile, and timber flooring. - To the right of the entry is the lounge, featuring a majestic grandeur decorative ceiling piece and dining area. - Flowing through from the dining area is the modernised gally-style kitchen. An absolute delight with plenty of cabinetry including overheads and bench space including breakfast bar. Featuring a 5-burner gas cooktop, electric oven, and dishwasher. Outlook to the family area as you cook your culinary delights. - The family area currently used as a dining space, opens out and flows outside into the patio area. Great for entertaining. - The main bedroom is positioned to the front left of the home. Featuring a walk-in wardrobe with mirrored sliding doors, ceiling fan and modernised ensuite bathroom. - Adjacent to the main bedroom is the study or 5th bedroom. Handy as a baby's nursery and features built-in storage and ceiling fan. - Bedrooms 2, 3 and 4 are accessed via the family room. All are genuine doubles and feature built-in wardrobes. Bedrooms 2 and 3 additionally feature ceiling fans. - The modernised family bathroom features a vanity, separate shower, and bath to relax and unwind. The WC is adjacent.- The large laundry has a built-in laundry trough and access outdoor. Featuring a double door linen cupboard and additionally a double door broom cupboard nearby.- A bonus studio with separate entrance is a hidden gem. Situated to the rear of the home behind the garage, this spacious area features a split system a/c, ceiling fan, large walk-in as well as built-in wardrobe and storage. This area houses the third bathroom as ensuite. There is provision for a kitchenette to be added if required. Such a versatile space whether you use this as your home office, guest suite or hobby area. - Outside, a timber decked, pitched patio space, with lighting and ceiling fans provides a majestic and tranquil space to relax and enjoy. Look out to your serene gardens complete with your very own grown fruit trees and sparkling blue pool. Enjoy your surrounds as you cook in your bespoke undercover bbq zone amongst your gardens. - Shed for storage.- Single garage with additional built-in storage along with six power points and USB charging. Additional features: Ducted reverse cycle a/c; Gas instantaneous hot water system; Gas Bayonet; 5KW solar system; Artificial rear lawn; Security cameras; NBN ready. 1981 built on approx. 705m² block. Nearby Amenities: 300m to Cadogan Reserve. 650m to Nourish and Feed. 800m to Goollelal Primary School. 850m to Bindaree Rotary Park and Lake Goollelal. 850m to Moolanda Village. 950m to Care for Kids Early learning. 950m to Halidon Primary School. 1.1km to Shepherds Bush Park Playground. 2.5km to Kingsway City Shopping Centre. 3.0km to Greenwood College. 3.1km to Greenwood Station. 8.1km to Hillarys Boat Harbour. Disclaimer: In preparing this information, Wright Realty has relied in good faith upon information provided by others and has made all reasonable efforts to ensure that the information is correct. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate.