# 11 BRYANT COURT, LOWER KING, WA, 6330









# SOLD

## IT DOESN'T EXI... OH WAIT, IT DOES!!!

Me: You're looking for a big house with loads of extras? Show me your list of needs and wants:

"Hmm..."
• 5 Bedrooms – 2 of those must be main bedroom size
• An en-suite and a full family bathroom
• Master en-suite with privacy, separate from the other bedrooms
• A large study plus a rumpus room/2nd lounge
• Awesome enclosed outdoor area
• A country kitchen and open-plan dining area
• Lounge in the middle of the house that opens out to an entertainment area
• Laundry with a separate toilet
• A fireplace
• A carport and space for extra parking
• A large shed with a concrete floor
• Solar panels to save on electricity bills
• A good size enclosed yard of around 810 m2
• Raised vege beds and an easy maintenance garden
• Close to a kindergarten school and close to a bus stop
• Near a boat ramp and good fishing spots
• Preferably in a quiet cul de sac with well-kept properties around it
• A little bit of country views would be nice too…

Me: Are you looking for a potential multigenerational home?
Buyers: Yes, we'd love an area with a separate entrance that we could easily enclose, but we know it's a big ask considering our budget. A large bedroom en-suite, open plan lounge/kitchenette and a study/spare room if possible? Gosh, that would be ideal!
M: It's definitely possible - when is the soonest you can view the home?

B: Wait a moment, what are the negatives? It sounds too good to be true?
M: It's a typical older style home (1998) and yes, the interior is looking a little tired, especially noticeable as most of the furniture is out of the house, so it could do with a fresh coat of interior paint at some stage. There are hairline fractures on a few walls and where a ceiling cornice adheres to the plastered wall - nothing serious. There are a few stain marks on a kitchen counter; a little bit of damage to the vinyl floor in the corridor and part of the back fence is

## 5 BED | 2 BATH | 2 CAR

PRICE:
$390,000

OPEN FOR INSPECTION:
N/A



**Jess Adams**
**0410631335**
jessadams@atrealty.com.au
www.atrealty.com.au