



FOR SALE

HOME OPEN CANCELLED - NOW SOLD!

WILL SUIT BUYERS FROM \$885,000 PLUS

OFFERS CLOSE BY 4PM FRIDAY 2/2/2024 *The owner reserves the right to sell prior*

Welcome to No. 31 Windich Road, Bull Creek. Fully renovated, this charming family home will impress with its fabulously large kitchen with open plan living, stunning original jarrah flooring and an impressive alfresco area to entertain all year round. Sitting on an expansive 761m2 Green Title block in a lovely part of Bull Creek, just minutes walk to the Bull Creek Shopping Centre & public transport. Be quick, this one won't last long!

FEATURES INCLUDE:

- Master bedroom with BIR's, reverse cycle Daikin air-conditioner & ceiling fan
- Bedroom 2 is Q/S with BIR's, reverse cycle Daikin air-conditioner & ceiling fan
- Bedroom 3 is S/S with ducted evap air-conditioning & ceiling fan
- Beautifully renovated kitchen with family friendly bench top/breakfast bar, glass splashback, Bosch dishwasher, Omega 750ml wall oven, 4 burner gas cook top, rangehood, big pantry, lots & lots of storage!
- Sprawling family room & dining flowing from the kitchen with sliding door to alfresco
- Generous size front lounge room with jarrah floorboards & nook for a piano
- Study with built in desk big enough for 3 kids to do their homework together!
- Family bathroom renovated with separate toilet
- Lovely spacious laundry
- Stunning purpose built alfresco area with timber decking, tv with speakers with internet access, refrigerative roof panels to keep you incredibly cool, ceiling fan, pull down sun/privacy shades
- Money saving solar panels 6.6kw plus insulated throughout
- RCD & smoke detector compliant
- Reverse cycle air conditioning units x 3 plus - Ducted evaporative aircon throughout
- Rheem gas storage HWS 160 litres
- Single car garage with automatic door, plus extra storage space
- Man shed alert! 4.6m x 6m with work bench, shelving, sub- switchboard with 15amp & 10amp outlets
- Lush, easy care, bore reticulated gardens & lawns
- NBN fibre to the house
- Built 1970 - renovations & additions have full council approval
- LAND size - 761m2 with 19m frontage x 40m depth - Green Title

3 BED | 1 BATH | 3 CAR

PRICE:

NEW TO MARKET

OPEN FOR INSPECTION:

N/A

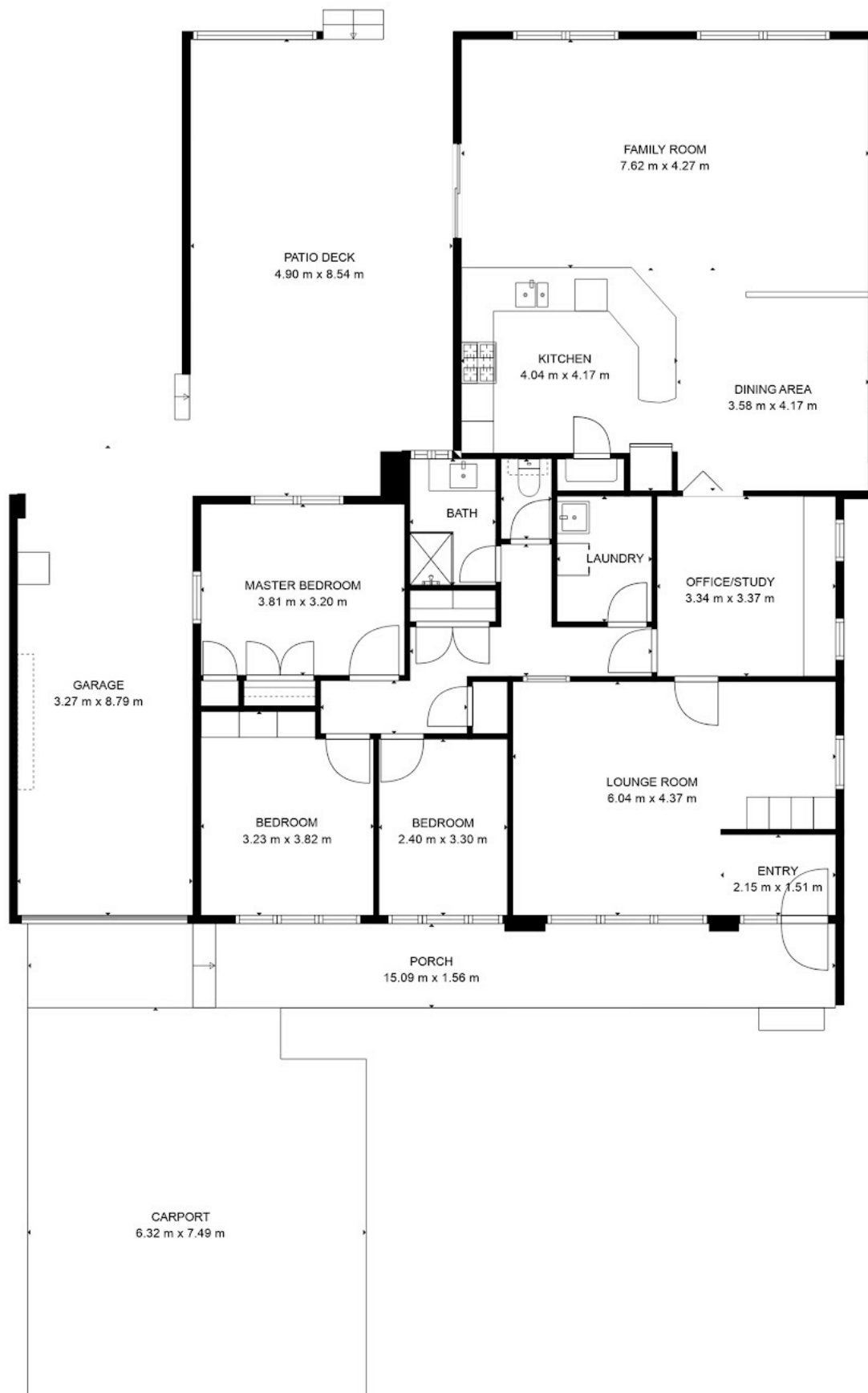


Jill Groves

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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Not to scale • All measurements are approximate • Drawn for presentation purposes only