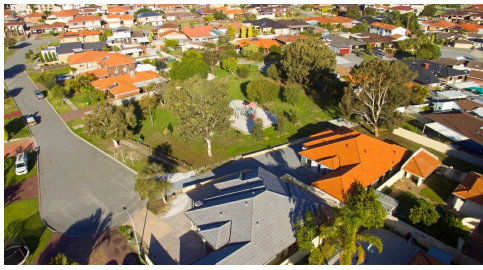
2 BITTERN COURT, STIRLING, WA, 6021









SOLD

MODERN FAMILY LIVING WITH SELF-CONTAINED GRANNY FLAT

Welcome to this unique, spacious 4-bedroom, 3-bathroom home, built in 2017, designed for modern family living. It offers a flexible floorplan that suits a variety of lifestyles. With a fully self-contained granny flat under the main roof, the property provides the option for multi-generational living, guest accommodation, or the potential for rental income. The home also boasts a double garage, low-maintenance appeal, and a range of contemporary features, making it ideal for families or those seeking additional living space.

Located in a quiet cul-de-sac with views over the serene Bittern/Osprey Reserve, for added privacy, a new fence has been installed along the limestone blocks bordering the front of the property as shown in photos. The home features an open-plan living, dining, and kitchen area that's flooded with natural light and complemented by high ceilings and recessed detailing, creating a spacious and elegant atmosphere. The modern kitchen is equipped with stone benchtops, quality stainless steel appliances, and plenty of storage, making it perfect for cooking and entertaining.

The master suite offers a private retreat, with a walk-in wardrobe, en-suite bathroom, and a separate toilet for added comfort. The additional bedrooms are a generous size, each with built-in wardrobes, providing ample space for the whole family. The flexible floorplan also includes a study nook, ideal for working from home, and an office that could easily be converted into a fifth bedroom if needed. The fully self-contained granny flat is located in its own private wing, offering a kitchen, bathroom, living/dining area, and bedroom—ideal for extended family, guests, or a source of rental income.

For year-round comfort, the home is equipped with full reverse-cycle air conditioning, which is Wi-Fi enabled for remote control via smartphone.

The large alfresco area, partially undercover, is perfect for outdoor entertaining with a BBQ area, while the side paved area offers low-maintenance landscaping. If additional undercover space is required, this can easily be covered in, expanding your options for entertaining or extra storage.

The double car garage offers ample parking space and a storage area, with additional off-street parking in the large driveway for guests or extra vehicles. The property sits on a green title

4 BED | 3 BATH | 2 CAR

PRICE:
$1,220,000

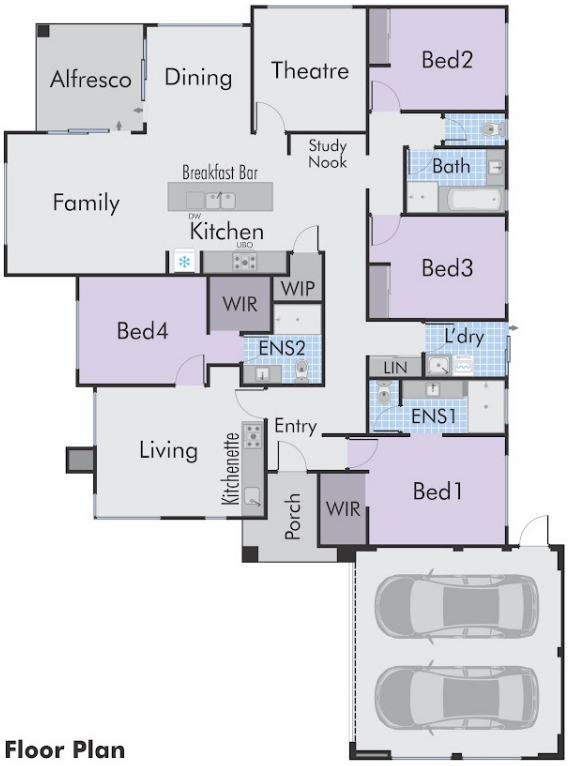
OPEN FOR INSPECTION:
N/A



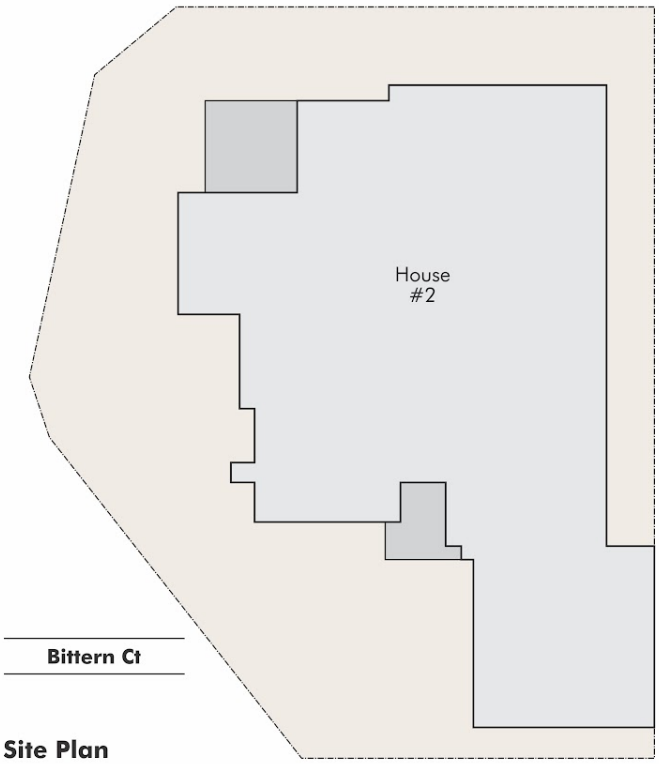
Brian Murray
0414802541
thinc@atrealty.com.au
www.thincatrealty.com

Address: 2 Bittern Ct, Stirling WA 6021

4 | 3 | 2



Floor Plan



Site Plan

Scale 0 1m 2m 3m

This floor plan, description, dimensions and areas are provided as a guideline only and are approximate. Whilst care has been taken in the preparation of the information, buyers must inspect the property, make their own enquiries, take their own measurements or consult the architectural plans for exact dimensions. Neither the sellers nor the agent will be held responsible or liable for any discrepancies.

© www.efloorplan.com.au
24-597 Brian M-HKN

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.

Brian Murray
0414802541
thinc@atrealty.com.au
www.thincatrealty.com