

41 Ballybofey Loop, Bullsbrook







Spacious, Family-Friendly Entertainer - Open by private appointment.

Surrounded by national parklands and only 15 minutes to the Swan Valley, you'll become part of a thriving and family-friendly community when you purchase this immaculate property.

Perfect for growing families seeking a balance of excellent local amenities and proximity to nature, the four-bedroom, two-bathroom single-storey home has been finished to a high standard, boasting spacious living areas, large bedrooms with built-in robes, and stunning solid spotted gum timber flooring. Find the home theatre by the welcoming entrance, complete with block-out blinds, a haven for movie and gaming enthusiasts.

The main bedroom suite is also at the front of the home, comprising a large concealed walk-in robe and an ensuite appointed with a double vanity, a fully-tiled walk-in shower, and a separate WC. The remaining three bedrooms share the family bathroom, featuring a semi-frameless shower and recessed tub, and a handy computer nook for homework time.

You'll love the open-plan living and dining zone, with 31-course ceilings amplifying the spaciousness and expansive glass sliders and windows inviting abundant light into the space. Those who love to entertain will be thrilled with the sleek kitchen, with glass splashbacks, stone benchtops, stainless steel appliances and ample storage. Take your entertaining outside and enjoy alfresco dining on the timber deck throughout the seasons,

4 2 2 510m2

Price	SOLD for $590,000
Property Type	Residential
Property ID	29116
Land Area	510 m2

Agent Details

Joe Da Mata - 0406 237 964

Office Details

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surrounded by lush lawn and easy-care gardens.

With no shortage of open space and outdoorsy attractions on your doorstep, it's an idyllic location to raise a family. Day trips to the Avon Valley, Bells Rapids, Bindoon and Toodyay, bush walking and wine sampling in the Swan Valley will be your new weekend norm! Within a five-minute drive, you have local schools, shopping and medical amenities, cafes and a pub - and the soon-to-be-completed Stock Road will make city access faster.

To secure this superb property, contact Joe Mata at Xceed Real Estate on 0406 237 964 today.

Features include:
Four spacious bedrooms, 2 bathrooms
510sqm north-facing block
Theatre room with blockout drapes
31-course ceiling through main living areas
Double lock-up garage with shoppers' entry and roller door access to the rear
Open-plan kitchen, living and dining
Recessed LED lighting throughout
Ducted reverse-cycle air conditioning
Solid Spotted Gum timber flooring (carpets in theatre and bedrooms)
Main bedroom suite with large walk-in robe
Alfresco under the main roof with outdoor speakers
Front and rear Merbau timber decks (recently re-stained)
Easy-care reticulated gardens
Instantaneous gas hot water system

Location (approx. distances):
Opposite Ballybofey Park
380m Bullsbrook College
960m Bullsbrook Community Kindergarten
2.0km Bullsbrook IGA
2.0km Bullsbrook Medical Centre
3.2km Chequers Golf Club
3.9km Bullsbrook Nature Reserve
8.7km Perth Outback Splash
12.6km Avon Valley National Park

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