







Grand Family Living & Premium Features on a Prime Corner Plot

4 2 2 367m2

Make a move for your future with this beautifully lit 4-bedroom, 2-bathroom residence on an enviable 367m² corner plot in Banksia Grove. Perfectly blending comfort, functionality and premium features, this home was thoughtfully designed and built by the current owner to cater to the needs of families, first-home buyers and savvy investors alike.

Welcome to 156 Grandis Boulevard where the charming entrance and hall sets the scene for relaxed, family life. From the moment you step inside, the high ceilings and door frames create an airy, open feel that leads to spacious, stylish living. Sunlight floods in, which enhances the warm and welcoming ambience throughout.

The Heart of the Home
Step through to discover the heart of the home; an open-plan kitchen, dining and living space that flows out to the large courtyard through the grand bi-fold doors. This opening creates a seamless indoor-outdoor space, perfect for both entertaining and enjoying daily family routines.

The immaculate kitchen boasts elegant benchtops, statement pendant lights, ample storage and a practical layout with a breakfast bar ideal for casual mealtimes and conversation.

At the front of the home, a well-proportioned separate theatre room offers a

Price	SOLD for $785,000
Property Type	Residential
Property ID	31001
Land Area	367 m2
Floor Area	197 m2

Agent Details

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sanctuary for some downtime and an evening retreat for parents.

Bedrooms & Bathrooms

The generous master bedroom is bathed in natural light and includes built-in robes with shelves, drawers and hanging space, as well as a high-spec ensuite with a double vanity. French doors open from the master bedroom to the courtyard - a perfect spot for morning coffee to your start your day.

A further three bedrooms sit together at the rear of the house, which makes them ideal for family living. Bedroom 3 features sliding doors to built-in robes and ample storage. The main bathroom near these bedrooms, boasts a large bath, fresh tiles and high-quality finishes throughout.

Practical Spaces The bright, well-finished laundry with pristine benchtops and tiles adds to the home's stylish functionality.

Meanwhile, the double garage with a high opening designed to accommodate taller vehicles, offers secure parking and easy access around the side of the property.

The home also includes sensor lighting in the hallways - a modern touch for convenience and safety.

Outdoor Living Step outside to enjoy the paved, partly landscaped courtyard ideal for daily dining and impromptu barbecues. This private, well-maintained space is perfect for gatherings, lounging and outdoor kids' play.

Location and Lifestyle Positioned close to schools, green spaces, playgrounds and major supermarkets; this home has everything you need nearby. Enjoy the convenience of being just a 10-minute drive to the train line for effortless city commutes and a 13-minute drive to the beach, perfect for weekend ocean dips and those breathtaking WA sunsets.

Property Highlights

4 bedrooms, master with built-in robes and a high-spec ensuite
Open-plan kitchen, dining and living area with large bi-fold door out to the courtyard
Premium features such as high ceilings and door frames
Substantial house size at 197m2 (Land size 367m2)
Immaculate finishes in the kitchen, bathrooms and laundry
Ample cupboard and storage space throughout
Ducted A/C for year-round comfort
Thoughtfully designed kitchen with statement pendant lights and plenty of benchtop space
Double garage with high opening - positioned at the side of the property
Close proximity to schools, parks and local amenities
Easy access to transport links and just 13 minutes from the beach

Location

Playgrounds under 5 min walk

Green spaces under 5 min walk

Supermarket & Shops 4 min drive

Clarkson Train Station 10 min drive

Currambine Train Station 10 min drive

Burns Beach 13 min drive

Schools

Daycare 4-min walk

Grandis Primary School 7-min walk

St John Paul II Primary School 7-min walk

Joseph Banks Secondary School 3-min drive

St Stephen's School 6-min drive

Your Next Chapter Awaits

This large corner-lot residence perfectly balances comfort, premium features and convenience for modern family life. Here's a chance to secure this desirable home with everything you need just moments away. Don't wait -

To arrange your private viewing, contact Jonathan Durrant today at 0438 909 480 or email Jonathan.d@xceedre.com.au

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