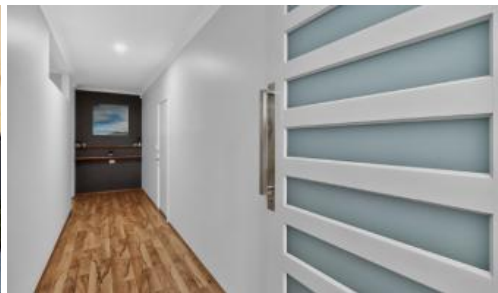




1 Raphoe Loop, Bullsbrook



Relaxed and low-maintenance rural living

If you've ever wanted the tranquillity of rural living without the maintenance of a large property, then this gem in Bullsbrook ticks all the boxes. There's no compromise on space as this four-bedroom, two-bathroom home features open-plan living and dining, a home theatre and a study nook/playroom for families of all sizes.

Outside lies the ultimate alfresco dining set-up overlooking a below-ground salt-water pool with a heat pump, making entertaining a joy in any season. The high-end kitchen complements modern living, with an island bench perfect for your favourite people to mill around.

This stylish home is packed with premium features, including solar panels with batteries and an inverter. Multiple ducted reverse-cycle air conditioning and light zones can be controlled remotely for year-round optimal comfort. The double-lock-up car garage looks to the future with a Tesla charger.

Aesthetically, this spacious home already offers ample space, which is further enhanced by high ceilings and floor-to-ceiling windows in the living room that lead to the patio. Timber flooring and a light and airy colour scheme immediately set the tone for a relaxed lifestyle in this peaceful neighbourhood.

Located within the dynamic City of Swan, Bullsbrook features many of the amenities you'd expect to find within a mini city. You're around the corner

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Price Offers from \$995,000

Property Type Residential

Property ID 32958

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from Ballybofey Park, and a short distance from Bullsbrook District High School, Bullsbrook College and Bullsbrook Community Kindergarten, plus Anne Hamersley Primary School and Immaculate Heart College are about 15 minutes away. The town centre includes many specialty stores, cafes and supermarkets, such as Bullsbrook IGA and Kingsford Village Shopping Centre.

Situated on the cusp of the Swan Valley's many wineries, breweries and restaurants, you're also within close proximity of Outback Splash, Chequers Golf Club, The Vines Resort & Golf Course and the Avon Valley National Park.

This beautifully presented home is a no-brainer for those working at the RAAF Base Pearce five minutes away. Plus, you have easy access to Great Northern Highway and Tonkin Highway, having you in Midland, Ellenbrook, historic Guildford or the Perth Airport in moments.

Homes like these rarely remain on the market for long, so please don't hesitate and contact Rick Milankov on 0402 676 050 or at rick@xceedre.com.au to arrange a viewing today.

Property features:

- Four bedrooms (with built-in robes and ceiling fans), two bathrooms
- Spacious open-plan living and dining leading to alfresco dining
- Kitchen with a scullery, island bench with seating, stone countertops, stainless steel appliances (oven, gas cooktop & dishwasher), two sinks, loads of storage and a picture window
- Home theatre with a recessed ceiling
- Primary bedroom with a walk-in robe and an ensuite with dual sinks
- Study nook/playroom near the kids' bedrooms
- Family bathroom with a separate powder room
- Separate laundry with external access
- Timber flooring in the living areas
- 31-course ceilings
- Ducted reverse-cycle air conditioning with 10 zones controlled by MyAir
- Five light zones controlled by MyPlace
- 12.6kw solar panels with 19.2kw Sungrow batteries and 10kw Sungrow inverter
- Fully enclosed and low-maintenance garden with alfresco dining under the main roof with a ceiling fan
- Below-ground salt-water pool with two pool pumps, 17.5kw heat pump and glass fencing
- Double car garage with a Tesla charger and additional parking
- 569sqm corner block

Location highlights:

- 190m to Ballybofey Park
- 900m to Bullsbrook District High School
- 1.3km to Bullsbrook College
- 1.3km to Bullsbrook Community Kindergarten
- 1.7km to the RAAF Base Pearce
- 2km to Great Northern Highway
- 2.3km to Bullsbrook IGA
- 3km to Kingsford Village Shopping Centre

- 3.5km to Chequers Golf Club
- 6.5km to Tonkin Highway
- 8.5km to Outback Splash
- 12.9km to Anne Hamersley Primary School
- 14.9km to Immaculate Heart College
- 17km to The Vines Resort & Golf Course

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