

17 Magabala Road, Bilingurr, WA, 6725



House For Sale

Tuesday, 26 November 2024

17 Magabala Road, Bilingurr, WA, 6725

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Modern Living Meets Functionality

Stephen Cole is proud to present 17 Magabala Road, Bilingurr.

You won't see a four bedroom, two bathroom in Broome North for this price again!

Are you a seasoned investor, or an owner-occupier who's in no rush to move? We've got the perfect property for you! Spread over an expansive block in the sought-after Waranyjarri Estate, this stunning 4 bed, 2 bath home offers owners spacious modern living in a location you'll love.

Beautifully crafted front to back, it offers a flexible, feature-filled floorplan perfect for families at all stages of life.

The ideal investment, packed with income potential, the home is currently leased to a corporate until April 2025 with a strong rental return of \$1,100 per week, or move in once the lease is complete!

The home boasts great street appeal from the front thanks to low-maintenance tropical gardens, mature Boab, and a feature raised, timber-decked entry. The large double carport offers space for two vehicles with plenty of additional driveway parking and gated access to the rear.

Fully-tiled and feature packed, the spacious interior is purpose-built for modern family living. Boasting a seamless blend of space and style, you'll discover modern open-plan living and dining with a neutral colour palette and plenty of natural light thanks to louvre windows throughout.

At the heart of the home is the gorgeous open modern kitchen with white gloss cabinetry, walk-in corner pantry, stainless steel appliances and long breakfast bar.

Other key features include big main bathroom, separate laundry with built-in cabinetry, separate storeroom, modern downlights, air-con, ceiling fans, window blinds and more!

The rear bedroom zone is perfect for the kids with 3 big bedrooms, all with built-in robes and air-con, around the central main bathroom and separate study. Parents will love the peace and privacy of the stunning front Master suite, complete with a big walk-in robe and private ensuite with dual vanity.

As beautiful as the home is inside, it's outside where it truly comes alive. Designed with outdoor living in mind, the expansive raised decked undercover alfresco is every entertainer's dream, overlooking the beautiful rear garden. The addition of louvre windows throughout allow an abundance of natural light in while glass sliding bi-fold doors create a seamless transition between indoor/outdoor living. There's plenty of lush green grass for the kids and pets to play, a separate lock-up shed and more than enough room for a pool.

Located close to Broome North Primary School and a short drive from local parks, local shops and the beach, this stunning home offers the ultimate location and lifestyle package.

For further property details, or to arrange a private inspection, please contact Stephen Cole on 0490 460 334 or at stephen.cole@raywhite.com.

- Shire approx. \$3,800pa
- Water approx. \$1,550pa
- 2012 Built, 663sqm
- Tenanted at \$1100 per week until 19/04/2025

Disclaimer:

*The above information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to the accuracy of the information and all interested parties should make their own independent enquiries relating to the information provided and place no reliance on it. Any chattels depicted or described in the information are not included in the sale unless specified in the Offer and Acceptance. Please note the photos depict 1 Shiosaki Brace with an nearly identical floorplan.

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