

# 3 Braemar Rise, Bibra Lake, WA, 6163

## House For Sale

Monday, 28 October 2024

3 Braemar Rise, Bibra Lake, WA, 6163

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Type: House



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## **Bigger, Better & Beautiful on Braemar!**

Welcome to 3 Braemar Rise, proudly presented by MVP Real Estate!

Discover luxury living in this completely renovated family home, nestled in the exclusive Saint Andrew's Wood Estate, located in a tranquil cul-de-sac. This beautifully designed, large 4 bedroom, 2 bathroom home perfectly blends comfort, style and functionality. With top-tier renovations that will impress even the most discerning home designer.

Enjoy large open-plan living and dining areas bathed in natural light, high ceilings in main living area and well-appointed soft lighting, creating an atmosphere that showcases the ambiance and charm of this inviting abode, perfect for entertaining or relaxing with family. This residence beckons to your sense of elegance and sets the benchmark for quality and appeal, ideal for a growing or extended family and could be your new home address!

### Property Highlights:

- **Four King-Size Bedrooms:** Each bedroom features built-in robes, providing ample storage.
- **Expansive Master Suite:** Enjoy a huge master bedroom with a walk-in robe and a beautifully renovated ensuite, plush carpet and stunning plantation shutter blinds.
- **Luxurious Bathrooms:** Two beautifully renovated bathrooms showcase high-quality modern fixtures and an exquisite tile selection. The master ensuite features a barn door for rustic appeal, a large his-and-her vanity with stone bench tops, above-mount sinks, and a hobless shower recess with a frameless screen. The family bathroom includes a stone bench top, shower recess with semi-frameless screen, bath and vanity with above-mount basin.
- **Dedicated Home Office:** A perfect space for remote work or study.
- **Multiple Living Spaces:** With three spacious living areas, including a formal lounge, dining room, casual meals area, family room, and sunken games room.
- **Deluxe Kitchen:** The brand-new kitchen features stone bench tops, high-quality fittings, superior storage, and a walk-in pantry, seamlessly connecting to the living and dining areas under high ceilings.
- **Outdoor Entertaining:** Enjoy a poolside retreat under a large patio, perfect for gatherings, complemented by a natural gas barbecue for outdoor cooking.
- **Below Ground Salt Water Pool:** Fully fenced and perfect for relaxation and fun during hot summer days and nights.
- **Double Garage:** Multiple cars can easily be accommodated out front, with an extended parking bay at the side providing car space suitable for a boat, caravan, or additional vehicles.

### Additional Features:

- Plantation shutter blinds in front areas of the home.
- Ducted air-conditioning throughout
- Renovated laundry with stone bench tops and wall-to-wall linen storage
- 5.5kW solar panel system
- Plush quality carpets in all bedrooms and formal living area, tiling in all other areas.
- Fully reticulated and beautifully manicured lawns and gardens.
- Generous size 716sqm block.

### Location Benefits;

Whilst enjoying the tranquillity of this quiet secluded neighbourhood, this central location provides the convenience of numerous nearby amenities. Close distance to Beeliar Regional Park and Bibra Lake Playground, Adventure World, Cockburn Ice Arena, just to mention a few of the many recreational benefits to enjoy. Shopping is well catered for, within close driving distance to a Woolworths outlet, and mere minutes to the Kardinya Park Shopping Centre currently undergoing a multi-million dollar revamp. Short driving distance to Fiona Stanley Hospital & St John of God Hospitals, Murdoch University, Kennedy Baptist College, Bibra Lake Primary School, Perth Waldorf School, Murdoch Station, quick access to Freeway, easy commute into Fremantle and mere minutes to Port Coogee and pristine local beaches.

This home is truly ready to move in and enjoy!

Contact Dino Valerio at MVP Real Estate to register your interest and make your way to the first inspection... don't miss your chance to own this exquisite property!