

**4 Brushfield Way, Gwelup, WA, 6018**

**House For Sale**

Wednesday, 20 November 2024

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PROPERTY

4 Brushfield Way, Gwelup, WA, 6018

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## LAKESIDE SECLUSION

### What we love

Overlooking the beautiful outskirts of Lake Gwelup Reserve and its stunning nature walking trails from the rear, this fantastic 4 bedroom 2 bathroom family home on a large block is still nestled within a serene cul-de-sac locale, also mere metres away from a lovely park and playground at the top of the street. Scope to add your own personal modern touches throughout is complemented by a practical floor plan with excellent foundations, inclusive of a welcoming front study. Gorgeous double French doors reveal a formal lounge room with a built-in window/storage seat, opposite the carpeted formal dining room.

A central and spacious open-plan family, meals and kitchen area doubles as the functional hub of the house with a gas bayonet for heating, double sinks, ample storage options, a stainless-steel range hood, a stainless-steel Westinghouse gas cooktop and an oven and grill of the same brand. It all leads through to a carpeted games room with split-system air-conditioning, an electric security window roller shutter for peace of mind and seamless outdoor access to a pitched patio-entertaining area, complete with a Rinnai gas-bottle barbecue and splendid leafy views as its picturesque backdrop. A generous backyard with a citrus tree and its own slice of the sweeping tree-lined vista leaves enough room for a future swimming pool, in place of the existing lawn. There is so much for everybody to look forward to here, lakeside.

### What to know

Also at the front of the layout lies a commodious master-bedroom retreat with split-system air-conditioning, a walk-in wardrobe and a private ensuite bathroom – shower, toilet, vanity, under-bench storage and all. All three spare bedrooms have built-in robes of their own, with a split-system air-conditioning unit keeping the third bedroom nice and comfortable. A separate bath and shower in the main family bathroom help cater for everybody's individual needs.

Extras include a tiled double-door entry foyer, carpets to the bedrooms and study, ample laundry storage (including a double linen press and over-head and under-bench cupboards), a separate second toilet, a large paved side drying courtyard off the laundry, another linen press in the hallway, skirting boards, manual security window roller shutters to the back bedrooms, security doors and screens, a gas hot-water system, a large rear garden shed, reticulation, established lawns, low-maintenance gardens, a side-access gate and ample driveway parking space – preceding a remote-controlled double lock-up garage with internal shopper's entry and roller-door drive-through access to park one or two further cars, under the back patio.

Walk to bus stops, Lake Gwelup Primary School and Primewest Gwelup Shopping Centre from here, with the exclusive Lake Karrinyup Country Club and golf course, the stunning multi-million-dollar Karrinyup Shopping Centre redevelopment, other top schools, public transport, stunning swimming beaches and the convenience of the freeway all within a very close proximity themselves. This is a location that knows no bounds. What a setting.

### Who to talk to

To find out more about this property, you can contact agent Russell Dohmen on 0415 276 839, or by email at [rdohmen@haivenproperty.com.au](mailto:rdohmen@haivenproperty.com.au).

### Main features

- 4 bedrooms, 2 bathrooms
- Lake/nature views
- Study
- 3 separate living zones
- Formal and casual dining space
- Large backyard – with outdoor patio entertaining
- Double lock-up garage – with extra parking options

-☒Solid brick-and-tile construction

-☒Built in 1994 (approx.)

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