

Sold



12 Hutchinson Boulevard, Byford



## FANTASTIC FLOOR PLAN WITH STORAGE GALORE!

Open by appointment - Contact Ros Fielding 0411 775 187 to arrange your viewing time or email through an enquiry and I will contact you to arrange a suitable time.

Bricks & Mortar Real Estate Solutions are proud to be presenting "The Mirage" built by Gemmill Homes to the market. This property was built as a display, so that means no expense spared on quality fixtures and fittings.

A beautifully presented, well maintained spacious four bedroom, two bathroom family sized home situated on a 576m<sup>2</sup> block that makes you feel good as soon as you drive up the driveway, you will be proud to call it home.

Package includes:

- \* Stylish double door entry with 31 course ceilings
- \* Enclosed home theatre room
- \* Web zone/study area
- \* Activity room with skylight
- \* Spacious galley style kitchen with gas cook top, dishwasher recess, island bench and loads of storage
- \* Enormous walk in pantry
- \* Coffee area/breakfast bar area to side of kitchen
- \* 31 course ceilings to open plan family and dining area

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	112
<b>Land Area</b>	576 m <sup>2</sup>

### AGENT DETAILS

Ros Fielding - 0411 775 187

### OFFICE DETAILS

Bricks & Mortar Real Estate  
Solutions  
15-16/64-66 Bannister Rd Canning  
Vale WA 6155 Australia  
08 6140 6619

- \* Master bedroom located quietly at the rear with an over sized walk in robe PLUS a built in robe with mirror sliding doors
- \* Ensuite with double basins
- \* Built in robes to minor bedrooms
- \* Large family bathroom with bath and shower
- \* Powder room with vanity
- \* Large linen/storage cupboard in hallway with sliding doors
- \* Neat laundry with built in cupboards, long bench and large sliding door storage area
- \* Timber look tiles to family/kitchen/entry
- \* Plush carpet to theatre/activity and bedrooms
- \* Plantation Shutters and quality window treatments throughout
- \* Alfresco with recessed ceiling
- \* Enough space in the back yard for the children to play/pets to run around or to entertain your guests
- \* Security alarm system
- \* Gas Storage Hot Water System
- \* Ducted Reverse cycle air conditioning
- \* Double lock up garage with remote sectional door
- \* Exposed aggregate to sides and rear
- \* Lovely established gardens to front and rear
- \* Even a rainwater tank to use grey water for toilets & aundry

Schools close by are - West Byford Primary school & Byford Secondary College.

There is lots of infrastructure in place with shops, service station and more to come.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*