

Sold

309 Boulonnais Dr, Brigadoon



PLEASE NOTE: IGNORE GOOGLE MAPS AND GPS - TAKE CAMPERVIC ROAD TO THE 1ST ROUNDABOUT AND TURN RIGHT INTO BOULONNAIS DRIVE

Do you want free range kids/grand kids? Chooks or other animals? Do you enjoy watching and listening to a multitude of birdlife amongst picturesque gardens? Then this property is definitely worth your viewing.

Representing a lifestyle few other properties can; with space, high security and fabulous entertaining, this property can be used as a hobby farm or you can just enjoy the peace and quiet.

Fully loaded for family lifestyle living in this highly sought after location. There's nothing wrong with wanting everything, there's just not many properties that can offer everything? Until now.

Located on an extremely quiet, nearly 6 acres of partly treed (but not bush) block, this is a perfect family home. Whether you are looking to run some animals or just a great place to bring up a family, you cannot go wrong with this quality property.

Entry to the property is through massive automated steel gates onto the bitumen drive that leads you up to the landscaped gardens and circular driveway with parking for any number of guests you might have.

This large 300sqm individually designed home, has many features making for easy living and if you like entertaining or you have a big family then you cannot afford to miss inspecting this one.

In fact this house is designed in a way that can accommodate 2 families, one with 3

4 2

Price	SOLD for \$1,020,000
Property Type	Residential
Property ID	2069

Agent Details

Trevor Black - 0419 923 858
Gabriella Black - 08 9255 1444

Office Details

Midvale
2/220 Morrison Road Midvale WA 6056
Australia
08 9255 1357



bedrooms a bathroom and living area, the other with main bedroom, ensuite, study and living area, whilst the family, games, kitchen and dining can be used as the main living-shared hub.

There are both formal and informal living areas throughout this house, including a sunken lounge/theatre room which has a lovely bright outlook into the garden and the multitude of birds during the day, but when it's time to watch a movie, it then closes off to be the darkest theatre room with double glazed interior windows, block out interior blinds and a roller shutter.

Other features of this stunning property are:

- * A family room with a built-in entertainment unit
- * Games room with enough space for the biggest billiard table
- * Separate activity room close to the children's bedroom wing
- * The main bedroom has a walk-in robe, ensuite & powder room
- * A study adjoins the main bedroom & is more than big enough to be the 5th bedroom if required
- * 3 other good size bedrooms, all with double mirrored robes
- * Main bathroom with bath & shower
- * Formal dining with a beautiful outlook
- * Refurbished kitchen with new flooring
- * Meals / sitting area adjoining the kitchen
- * Conservatory / sun room / gym makes the most of the beautiful winter sun

All rooms in this house are spacious & include:

- * Ducted vacuum throughout
- * Ducted 6 zone reverse cycle air conditioning
- * Quality floor coverings
- * New paint

The outside areas are also packed full of extras such as:

- * Lovely easy care landscaped gardens with plenty of room to kick a footy
- * Large heated below ground pool with its own gazebo and cafe blinds
- * Fully reticulated lawns & gardens with many sitting areas
- * 12 x 7 metre shed
- * Plus a 6 x 6 metre shed with concrete floor

There are just so many features to this family home that it has to be seen to be appreciated.

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.