



1 Barambah Circuit, BAYONET HEAD, WA 6330

Judged Among The Best

The home was recognised at the HIA CSR Great Southern Housing Awards, taking out both Great Southern Home of the Year and Display Home of the Year. The judges praised its thoughtful design, faultless construction detail, spacious zoning, and broad appeal. In simple terms, this is not just a good looking home, it is a home that has already been judged as one of the Great Southern's best.

As such, it expertly blends superior design with quality appliances, appointments and finishing, and is packed with contemporary inclusions for comfort, convenience and connectivity.

The accent is on stylish living spaces and good natural light. These consist of an open-plan family room with a central dining area, a carpeted home theatre and an undercover, paved rear alfresco area with pull-down shade blinds for privacy.

Brilliantly appointed and finished with white cabinetry with stone bench-tops and grey highlights, the impressive kitchen has a dishwasher, five-burner chef's stove and ample workspace, which is augmented by the sizeable scullery with an appliance bench, generous shelving and storage space.

TYPE: For Sale

INTERNET ID: 300P197449

SALE DETAILS

Offers Above \$895,000

CONTACT DETAILS

Albany Real Estate
189 Chester Pass Road
ALBANY, WA
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Reached via double doors at the front of the home is the king-sized master bedroom with an en suite shower room, separate toilet and a big walk-in wardrobe.

A children's activity area is central to the three other bedrooms, all doubles with robes, sited near the main bathroom complete with a deep bath, walk-in shower and vanity, and a separate toilet with hand basin.

All flooring, décor, tiling and lighting have been tastefully selected to complement the home, and everything is presented in excellent order throughout.

Ducted air conditioning ensures year-round temperature comfort to every room, while a smart home system provides useful remote connectivity for appliances.

Occupying a 576sqm corner block, the brick and Colorbond home displays standout street presence with a neat lawn and garden beds.

The fenced back yard, which has handy vehicular access from around the corner, has two areas of lawn for children to play.

A double garage, good storage space, a security system and outdoor sensor lights are other advantages of this exceptional property.

Close to parkland and a few minutes from good schools, shops and the coast, it is ideally suited to today's families seeking a desirable, easy lifestyle.

Main points:

- Modern brick and Colorbond home
- Superior construction, styling, appliances and finishing
- Open-plan family room and dining space
- Home theatre
- AI fresco area with pull-down shade blinds
- White kitchen with dishwasher, chef's stove, scullery
- Master bedroom with en suite shower room, walk-in robe
- Three double bedrooms
- Children's activity area
- Second bathroom with bath, shower, vanity
- Powder room
- Excellent flooring, décor, tiling, lighting
- Ducted air conditioning
- Smart home system, security system, sensor lights
- 576sqm corner block, side access

- Double garage
- As-new presentation
- Near parkland, few minutes from schools, shops, coast, town

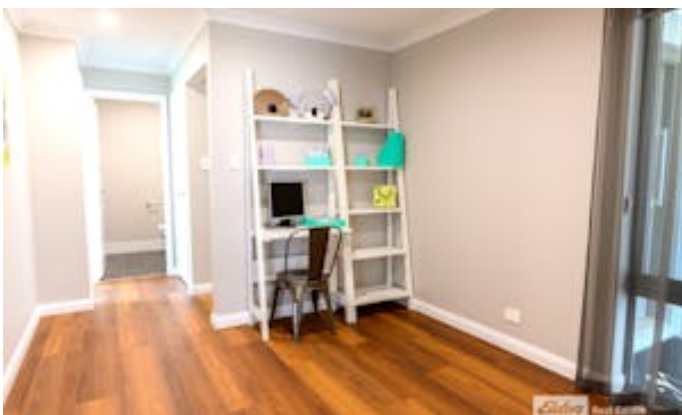
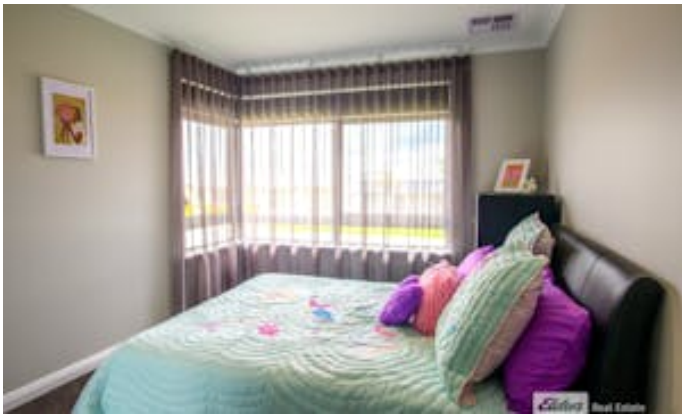
* Some property images used in this campaign were taken during the original display home photoshoot in 2023. The property condition, fixtures, fittings and chattels remain accurately represented, however the furniture shown is not included in the sale.

The home may present differently at inspection due to changes in styling and furniture placement.

Other features: Close to Schools, Close to Shops, Close to Transport, Window Treatments

- Land Area 579.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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