



4 Timbermill Crescent, Broadwater

Spacious Family Home in a Quiet, Convenient Broadwater Location

OFFERS FROM \$875,000




Located just a short drive to the beach and moments from the Broadwater Medical Centre, this spacious and well-maintained family home sits in a quiet, friendly neighbourhood where comfort, safety, and convenience come together.

Offering multiple living zones, generous bedrooms, modern upgrades, and excellent indoor-outdoor flow, this property provides the ideal layout for growing families seeking space and practicality.

KITCHEN

The central kitchen is equipped with everything a busy household needs:

- Excellent storage including overhead cupboards
- Brand new gas cooktop
- Electric wall oven & stainless-steel rangehood
- Wide fridge recess & dishwasher
- New tapware & built-in pantry

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FOR SALE

Offers From \$875,000

AGENTS

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AGENCY

LJ Hooker Property South West WA
(08) 9791 6880

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 **LJ Hooker**

- Durable laminate benchtops

BED & BATH

- Four generous bedrooms, all with new carpets
- Master bedroom with new blinds/sheers, walk-in robe & private ensuite with heat lamps
- Minor bedrooms include double-door robes
- New ceiling fans to the master and two minor bedrooms
- Main bathroom with bath & heat lamp
- Two toilets

LIVING & DINING

- Large open-plan central living and dining area
- Tiled high-traffic zones for durability
- Front formal lounge with gas bayonet
- Separate games room with timber French doors and sliding glass access to the alfresco-ideal for teenagers or extra family space
- Office/study with sliding glass door leading outside

LAUNDRY & STORAGE

- Great laundry storage with overhead cupboards
- Large built-in linen cupboard plus an additional double-door linen cupboard in the hallway
- Abundant storage throughout

RECENT UPGRADES (Last 18 Months)

- Fresh contemporary neutral paint throughout
- New LED downlights
- New blinds & sheers to all windows
- New gas hotplate
- Window & door tinting to east and rear elevations

INDOOR AND OUTDOOR FEATURES

- NBN available
- Wood fire in the central living area
- Reverse-cycle air-conditioning to main living
- Instant gas hot water (natural gas)
- Ceiling insulation
- Jarrah skirting boards
- Security screen doors
- Dome-roofed, fully paved alfresco-perfect for year-round entertaining
- " Established, easy-care gardens & lawns, reticulated from mains
- " Fully fenced 600m² lot
- Three garden sheds for extra storage
- Raised vegetable garden
- Double carport with undercover internal access
- North-facing brick home with tiled roof, built in 1999 by a reputable local builder

PRIVATE VIEWINGS ONLY

For further information or to arrange your inspection, please get in touch.

Karen Kemp 0417 178 098

Disclaimer — whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

MORE DETAILS

Property ID 199DHND
Property Type House
House Size 204 m2
Land Area 600 m2

Karen Kemp 0417 178 098

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