

Gelorup, 3 Boley Court

Beautiful Family Home in Gelorup!

Nestled within Gelorup, this spacious family home offers everything you need for comfort, security and modern living. Recently renovated throughout, it features high-quality finishes and an inviting atmosphere that is both stylish and practical. Fitted with double glazed windows and doors, no stone has been left unturned when renovating this home.

Inside, you'll find a spacious, open-plan layout with reverse cycle air-conditioning throughout to ensure year round comfort, along with the fire-place, making those cool winter days nice and toasty. The heart of the home is the large kitchen, which has been thoughtfully updated with all new appliances, including a dishwasher, induction cooktop and oven. There is ample bench and cupboard space - making cooking and entertaining a breeze + breakfast bar for mini helpers.

The large master bedroom is complete with bay windows that flood the room with natural light and offer a lovely view of the surrounding gardens. The renovated ensuite completes



For Sale
Offers Over \$985,000

View
ljhooker.com.au/1780HND

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LJ Hooker Property South West WA
(08) 9791 6880

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this parents retreat.

The mature gardens and well-manicured lawns are a highlight of the property, offering a serene outdoor space for the avid-gardener. Numerous fruit trees, including a large, fruiting fig tree. With a 90,000 litre water tank and a bore to care for the lawns and gardens, you'll have all the resources you need to maintain the outdoor space with minimal effort.

For those needing the extra storage, the powered and plumbed workshop offers ample space for all your hobbies and projects. Plus the 16 solar panels (6.6KW) complete this home, helping to keep utility costs down.

Positioned on 4,067m2, additional features include:

- 3 spacious and carpeted minor bedrooms with built-in-robos
- Stunning wood look flooring throughout
- Laundry with ample storage space and separate toilet
- Quality window treatments throughout
- Games room / Theatre
- Shoppers entrance to kitchen
- Downlights throughout
- Security screens to all doors
- Patio for entertaining all year round
- Shed is complete with additional shower and toilet

Whether you're looking for a place to settle down with your family or seeking a peaceful retreat in a desirable location, this home in Gelorup is sure to impress.

Contact Denby Lynn on 0447 002 495 for more information!

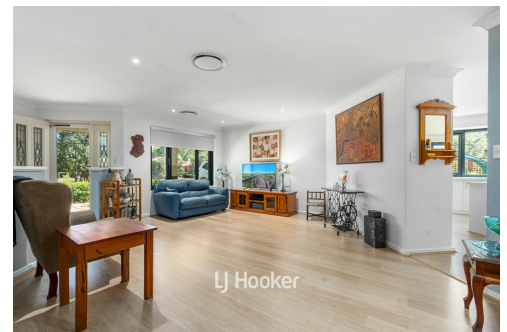
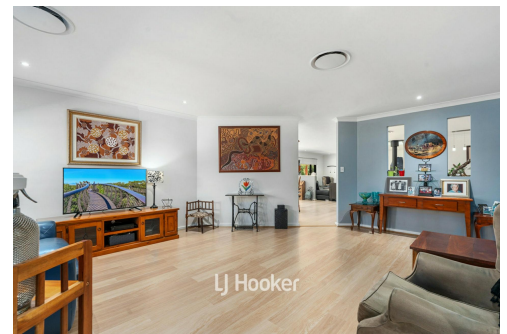
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More About this Property

Property ID	1780HND
Property Type	House
House Size	210 m2
Land Area	4067 m2

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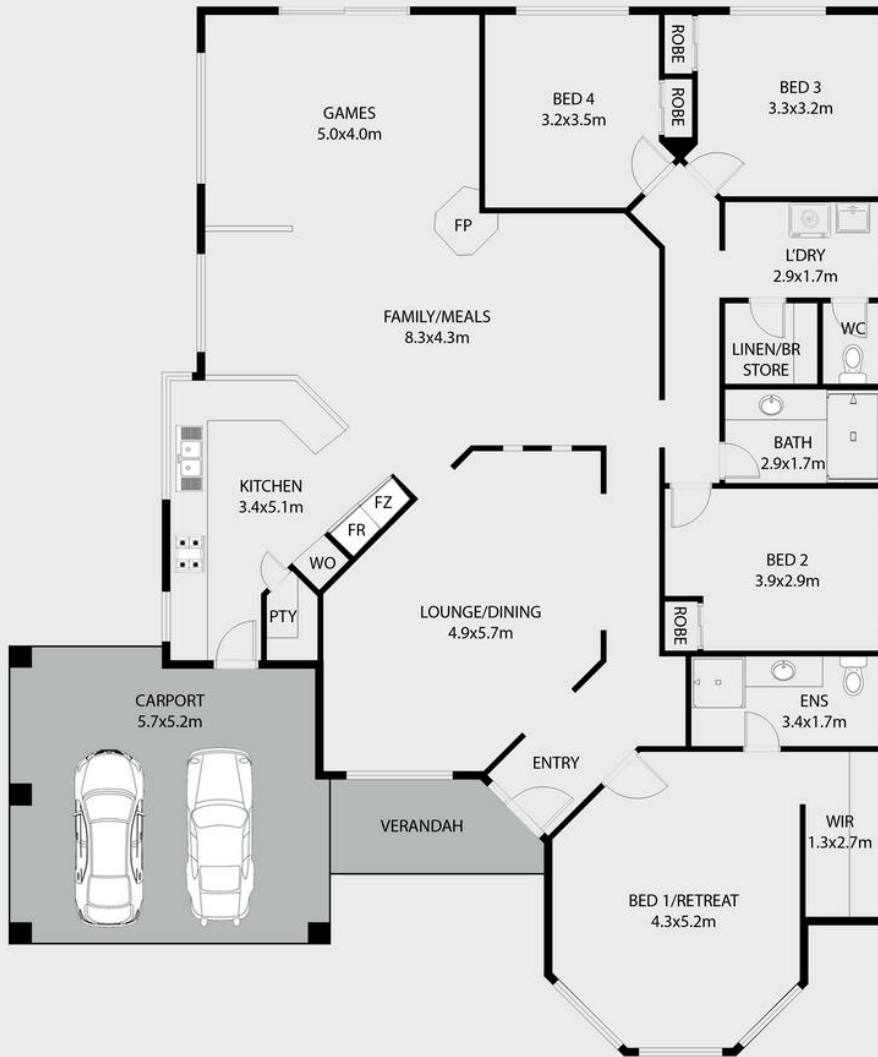
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TOTAL AREA : 243.40m²

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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