



Kiara, 64 Bottlebrush Drive

THE ONE YOU'VE BEEN WAITING FOR!

* 1st Inspection Sat, 12th April 2025

Proudly presented by Edward Lim...

Welcome to 64 Bottlebrush Drive, a home that's more than just bricks and mortar; it's a lifestyle!

Sitting proudly on a massive 680m2 green title block, this charming 1990s double-brick beauty has been lovingly maintained and is ready for its next chapter. Nestled in one of Kiara's most sought-after pockets, this is the one you've been waiting for!

Step inside, and you'll instantly feel at home. The formal lounge welcomes you with open arms before flowing seamlessly into the rear light-filled open-plan living area, perfect for entertaining or simply kicking back and unwinding.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale

****MULTIPLE OFFERS RECEIVED!**

View

ljhooker.com.au/5FXMFFB

Contact

Edward Lim

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**LJ Hooker Victoria Park | Belmont
(WA)
(08) 9473 7777**

And let's talk about that huge undercover alfresco! Whether it's lazy Sunday brunches, sunset drinks, or backyard BBQs, this magical outdoor space is where memories are made. The fully fenced, lush backyard is straight out of a storybook - ideal for kids, pets, or even your own secret garden retreat. Oh, and there's a shed/workshop too! Man cave? Storage heaven? You decide!

At the heart of the home sits a spacious open-plan kitchen that will make any foodie swoon! Featuring ample cupboard space, a generous breakfast bar, and top-tier appliances (including a gas cooktop, oven, and double-drawer dishwasher), this is the ultimate playground for your inner chef. Whip up gourmet meals while still being part of the action, it's the perfect setup!

The three generously sized bedrooms are tucked away in their own private wing, bathed in natural light. The master bedroom comes with a walk-in robe, while the central bathroom features a separate shower and vanity area. The laundry? Super spacious with direct access to the backyard for added convenience.

Location wise, you're just a stone's throw from Good Shepherd Catholic School and Kiara College, with Swan Active Beechboro, Altone Park Golf Course, and Altone Park Shopping Centre all within easy reach. Need to get around? The brand-new Morley Train Station, major arterial roads, and nearby bus stops mean you're always well-connected! Whether you're heading to the city, airport, beach, or the breathtaking Swan Valley, you'll be there in no time. Talk about convenience!

The Home & What We Love?!

- * Amazing Location!
- * Fantastic Lifestyle Living...
- * Year Built: 1991, Block Size: 680m2 with Living Area: app. 106m2, Carport: app. 13m2, Verandah: app. 8m2 and Alfresco Area: app. 109m2
- * Zoning: R20
- * Free Standing (No Common Walls)
- * Spacious & Well Proportioned
- * Both front and back yard
- * Secure fenced and gated rear area
- * So Private, Peaceful
- * Seamless Indoor-Outdoor Living
- * Perfect Lock & Leave
- * Easy access to nearby public transport
- * Low Maintenance & Secure
- * Estimated Rental: \$700 - \$730/wk

Outgoings:

- * Council Rates: app. \$2,070.00 (FY24-25)
- * Water Rates: app. \$1,161.60 (FY23-24)

This home is an absolute gem, and trust me - it won't last long! Contact listing agent, Edward Lim on 0408 929 655 today before someone else snaps it up!

** We have obtained all information in this document from sources we believe to be



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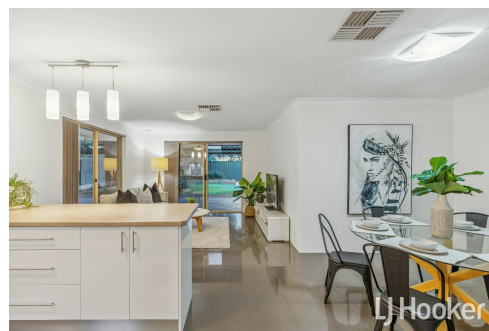
reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. **

More About this Property

Property ID	5FXMFFB
Property Type	House
Land Area	680 m2
Including	Dishwasher Outdoor Entertaining Fully Fenced Close to Schools Close to Shops Close to Transport

Edward Lim 0408 929 655
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