



13 Larmer Place, **Bull Creek**

**RESORT STYLE LIVING ONLY METRES TO ALL SAINTS COLLEGE AND IN RHSZ!**

This spacious 2 storey, 4 bedroom, 2 bathroom home will impress.

If you are looking for a large spacious, renovated home, which sits at the end of a quiet cul-de-sac then look no further.

It offers 3 large living areas upstairs and down with a fantastic decked out entertaining area which overlooks the sparkling pool.

Renovated kitchen filled with quality gas and electric appliances including dishwasher, caesarstone bench tops, fridge, large pantry and breakfast bar.

Features include:

- Bamboo flooring
- Large games room
- Spacious family room with built in feature gas log fire
- Upstairs room with private balcony and city and river views
- Queen size bedrooms with built in robes
- Master suite with walk in robe and ensuite
- Ducted evaporative downstairs and ducted reverse air conditioning upstairs
- Gas hot water system
- Decked patio plus gazebo near pool
- Bore reticulated gardens
- Double up garage plus plenty of parking for a boat
- Sparkling swimming pool
- 736sqm block
- All Saints at the end of the cul de sac and in the Rossmoyne high school zone
- Council rates: \$2,085.45 Water rates: \$1,253.64

For more information on this property or if you would like a FREE MARKET APPRAISAL on your own home, please contact Jenny Gauci on 0402 940 342 or jennygauci@heronjohns.com.au.

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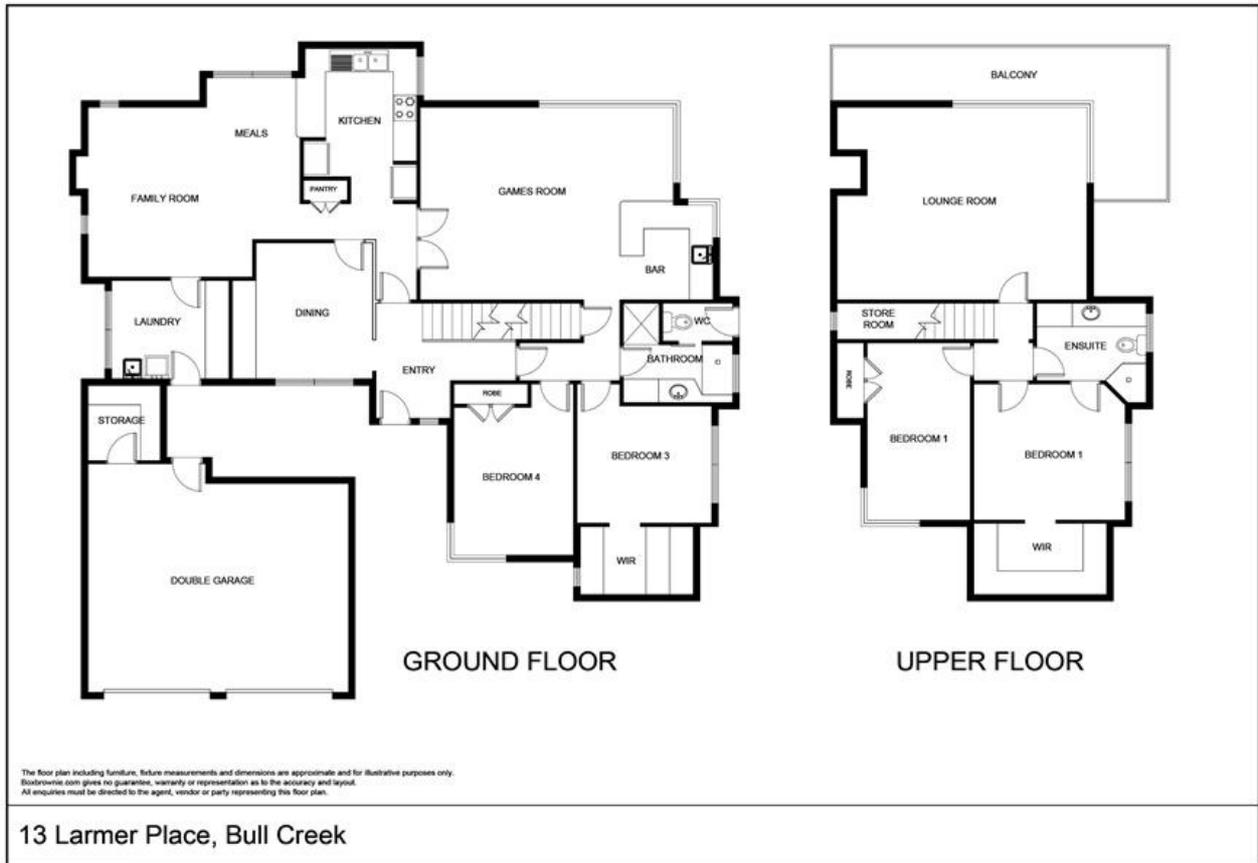
736 sqm

**Offers Over \$1,050,000**

ID# 11331101007



**Jenny Gauci**  
0402 940 342



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