



**25 Oakover Place, Northam**

4 2 2

**You Couldn't Build It For This Price**

We agents often hear buyers searching for new homes in Northam comment; "Over \$400k. Crikey, I could build my own design for that price!!" Consider this:

A block of land can cost \$80 000, another \$20 000 for site works, Colorbond fencing around 3 boundaries could be \$20 000. Don't forget the window treatments, light fittings, floor coverings, TV aerial, air conditioning and heating, garden shed, reticulation and the all-expensive landscaping. OMG I can see another 60 Grand there easy.

Now your \$400 000 budget has been whittled down to a paltry \$250 000-odd and that's not going to build your dream home. Let us introduce you to No 25 Oakover Place and prepare to be dazzled. It's a stunning home and ticks all the boxes, showcasing style, quality, generous space and attention to detail.

Built in 2009 with a country family in mind, the owners did an amazing job on design and neutral, tasteful finishings without being boring.

There are 4 large bedrooms and 2 bathrooms. Space has not been compromised; there's room to accommodate the largest of families. The master bedroom is spacious with an open ensuite bathroom, private WC and fabulous WIR - it's impressive! The minor 3 bedrooms all double sized with BIRs.

The open family space is simply wonderful. It's light and bright and the layout just makes perfect sense. The storage space in the kitchen will blow your mind. Stone bench tops and large central breakfast bar. Quality appliances, fixtures and fittings. Flowing naturally through French doors to an outstanding alfresco, you'll love the feature Cedar wood lined ceiling out here. Also adjoining the open family friendly living is a separate formal lounge; use it as a large study or kids activity that can be closed off to hide the toys or it might be Mum and Dad's private theatre space.

This is a 'turn-key' property. Nothing needs to be done to finish it off. It's ready for you to back up the removal truck, unload and unpack your shifting boxes, then relax and enjoy everything the home has to offer like ducted reverse cycle heating and cooling, double remote control garage, easy to maintain 654m2 lot and quiet family friendly cul-de-sac location.

Steve and Lara are ready to facilitate your inspection now. Please call for a viewing.

654 sqm

**\$435 000**

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