

1 Kirkdale Road, Kalamunda, WA 6076



Sold House

Monday, 14 August 2023

1 Kirkdale Road, Kalamunda, WA 6076

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 959 m2

Type: House

\$605,000

All Offers In By Monday July 3rd Original Charm Get those creative juices flowing and turn this solid 4 bedroom 2 bathroom Kalamunda residence into your dream family home, nestled on a huge block and in a commanding corner position, for good measure. The front yard is securely gated for peace of mind, making it ideal for kids and pets. The spacious backyard is somewhat of a "blank canvas" and plays host to a shaded pergola, a garden shed, a firepit in the ground and copious amount of room for that swimming pool, workshop or future granny-flat you have always wanted. Inside, a massive carpeted front lounge/living room welcomes you with its elevated ceiling, split-system air-conditioning unit, a gas bayonet for winter heating and splendid views out to the entry garden. There are also double timber servery doors that interact with the open-plan family, dining and kitchen area that is central to the layout – low-maintenance flooring, built-in storage, range hood, Chef gas-upright cooker and all. Essentially tripling your living options under the one roof is a versatile rear games room – or enclosed alfresco – that is charmed by character slate flooring and opens out to the rear yard. Another larger servery window into the kitchen means that this flexible space can be whatever you want it to be – even a hangout for the young ones. Carpeted for comfort, the generous master-bedroom suite is made all the more light and airy by a high angled ceiling that complements split-system air-conditioning, built-in wardrobes and a private ensuite bathroom with a shower, toilet and vanity. The three spare bedrooms are all carpeted as well, whilst a practical main family bathroom is brilliant in its simplicity and will cater for everybody's personal needs with its shower and bathtub. Stroll to playgrounds, the sprawling Kostera Cricket Oval, Kalamunda Senior High School and the fantastic Kalamunda Central Shopping Centre from here, as well as a host of terrific surrounding restaurants and eateries. Easy access to other educational facilities, Kalamunda Water Park and major arterial roads are quite simply an added bonus, here. No matter what you decide to do to this promising property – or when you decide to do it, the sure thing is that a relaxing lifestyle in Perth's rolling hills is in the offing. Escape to serenity on your own terms! Other features include, but are not limited to:

- Stainless-steel double wash troughs in the laundry, off the rear games room
- Feature ceiling cornices & high ceilings
- 3 phase power to the meterbox - Bring on the solar panels!
- Skirting boards
- Single carport
- Massive 955sqm (approx.) corner block with heaps of parking space
- Built in 1967 (approx.)

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.