

1 Woolnough Heights, Kardinya, WA 6163

House For Sale

Wednesday, 24 April 2024

1 Woolnough Heights, Kardinya, WA 6163

Bedrooms: 6

Bathrooms: 3

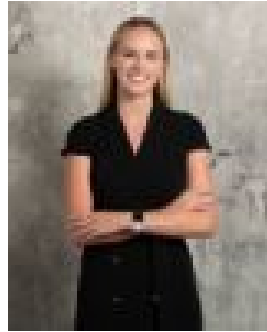
Parkings: 4

Area: 791 m²

Type: House



Leigh Moore
0411017543



Sarah McCredie
0422506176

Offers Over \$1,700,000

Now here's a style of home you don't find in Kardinya every day... a renovated double storey home with a self-contained two bedroom extension, all on a 791sqm (approx.) corner block in the Somerville Estate! This home is ideal for extended/blended families, those with older relatives living with them, older kids "hanging around" or finding it hard to enter the property market, regular visitors or students from overseas, or perhaps you could rent the extension out for some added income. There are a lot of features to enjoy, so let's go through it!

Main (Original) House...

- Impressive entry with void
- Painted approx. 12 months ago
- Marri hardwood (plank on ply) throughout
- Kitchen / meals / family room

The renovated kitchen has granite tops and Miele appliances including gas cook top, electric pyrolytic oven, combination oven microwave, heating drawer, rangehood and dishwasher

- The family room has a reverse cycle air conditioner and a gas bayonet
- Master bedroom with reverse cycle air conditioner, built-in robes, extra storage and ensuite
- The ensuite was renovated about 10yrs ago and has a double shower, double vanity, stone top and wc
- The laundry was renovated about 4-5yrs and has overhead cupboards, linen cupboard and stone top
- Powder room with stone top

Upstairs...

- Activity room or teenager's retreat
- Small balcony with City views plus new balustrade and tiling
- Three minor bedrooms each with built-in robes and reverse cycle air conditioners
- The bathroom was renovated 3-4yrs ago and has a shower over the bath, wc and vanity with stone top

Outside...

- Double lock up garage
- Extra off-street parking for two cars and a boat or caravan
- Cedar lined patio with timber decking
- Provision for outdoor kitchen
- Concrete pool (approx. 60,000L)
- Cabana
- Fire pit
- Gas storage hot water system
- Reticulated gardens

The Extension...

- Access via it's own front door or via a door in the kitchen of the main house
- Kitchenette / meals / family with skylight and solid Jarrah bench tops
- New carpet
- Secondary bedroom with built-in robe and ceiling fan
- Bathroom with large shower, vanity and skylight
- Separate wc
- Master bedroom with walk-in robe, ceiling fan and access to the backyard
- Electric hot water system

Whilst the property is in far too good condition to redevelop, it does have a land holding of 791sqm (approx.), a zoning of R20 and is on the corner of two different streets meaning this property has subdivision potential under the WAPC's corner Lot ruling. This is subject to WAPC Approval, of course. Located within close proximity to public transport, schools, shopping (including the Kardinya Park Shopping Centre redevelopment), Murdoch University, medical facilities (such as Fiona Stanley and St. John of God Hospitals), Bibra Lake, Adventure World and much more!

For further information, please contact Exclusive Listing Agents Leigh Moore or Sarah McCredie today!

***Information Disclaimer:** This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information included in this document. MVP Real Estate provides this document without any express or implied warranty as to its accuracy or currency. Any reliance placed upon this document is at the client's own risk. MVP Real Estate accepts no responsibility for the results of any actions taken, or reliance placed upon this document by a client.