

1 Wyvern Lane, Woodbridge, WA 6056

Sold House

Thursday, 16 November 2023

1 Wyvern Lane, Woodbridge, WA 6056

Bedrooms: 4

Bathrooms: 2

Area: 280 m2

Type: House



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\$1,000,000

This elegant two-storey home is full of life's little luxuries. It's not just the quality features that make it stand out, such as gleaming tiles in the living areas, a gas-log fireplace in the living room, the striking kitchen with ovens and stone benchtops, or the glass vanity sinks in the open-plan master ensuite. It's the thoughtful extras, like the library/study nook, the kitchenette in the upstairs family room, the powder rooms on both floors and the host of outdoor spaces where you can relax and enjoy the view of lovely Coal Dam Park opposite or entertain in privacy. The home has three street frontages. The front door is set off Foundry Road, while the double garage is accessed via Wyvern Lane. The other frontage overlooks the park. Inside, the ground floor boasts a foyer; spacious open-plan living/dining area with the fireplace, library nook and small garden courtyard; and kitchen/meals area. The kitchen is a chef's delight, with abundant storage, those ovens, induction cooktop, appliance nook and large fridge recess. You'll love it if you like to entertain and you'll love it if you're just cooking for the family. Bi-fold doors in the kitchen/meals area open to a covered alfresco area and the rear courtyard where you can entertain or just enjoy a casual barbecue with friends. A powder room off the main living area is a useful feature when you have guests. The large master bedroom is also on this floor. It has a walk-in robe, ensuite with shower, double vanity unit and its own powder room. Sliding doors open to a very special feature, a courtyard overlooking the park - grab your morning coffee, sit and watch the world go by, or maybe unwind with an evening wine before turning in. Or simply sit in the fresh air with a book - whatever you choose, it's a beautiful spot with a beautiful view. Upstairs is the family area, which opens to a balcony overlooking the park, three bedrooms and another bathroom and powder room. This could be the kids' floor. The kitchenette means they don't have to pop downstairs for snacks while watching TV or when they have friends over. The bedrooms offer some versatility. Two have robes, the third could be used as a study or even guest room. The bathroom has a bath, shower and vanity. Other welcome features include ducted air conditioning throughout, under stair storage, shopper's entry from the garage and access to the rear courtyard from the garage. The home is set on 280sqm, which is wonderfully low maintenance. You won't miss having a large block, Coal Dam Park has walkways where you can enjoy a daily stroll around the lake with the dog or the kids can run around on the lawn or ride their bikes. The address is nicely tucked away, but in easy reach of a range of conveniences. Woodbridge Primary School is in easy walking distance, along with the Midland train and bus station, while it's a short drive to Guildford Grammar and the extensive range of shops and dining options in Midland.

Inside
Two-storey
Ducted air conditioning throughout
Ground floor
Tiled Foyer
Tiled lounge/dining room with library nook and fireplace
Kitchen/meals area
Kitchen with island bench, stone benchtops and splashback, underbench and overhead storage, stainless-steel appliances including ovens and rangehood, induction cooktop, dishwasher, appliance nook and fridge recess
Carpeted master bedroom with walk-in robe, ceiling fan and open-plan ensuite with shower, double vanity unit, heat lamps and separate powder room
Powder room
Laundry with built-in cabinetry
Linen cupboard
Understair storage
Chairlift for stairs
First floor
Tiled family room with kitchenette
Three carpeted bedrooms - one with a walk-in robe, one with a built-in robe
Bathroom with bath, shower, vanity unit
Powder room
Instant hot water system
Outside
280sqm block
Front courtyard
Courtyard off living area
Patio and rear courtyard with garden beds
Balcony
Double garage with shopper's entry and roller door to rear courtyard

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