

10 Dodington Place, Parkerville, WA 6081

House For Sale

Thursday, 30 May 2024



10 Dodington Place, Parkerville, WA 6081

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 2080 m2

Type: House



Scott Fletcher

0864015800

End Date Sale

END DATE SALE - Absolutely ALL OFFERS to be presented by Saturday 15th June at 5pm, unless sold prior. This is your calling to head for the Hills and enjoy more space and time to do the things that you love. A farmhouse-style property that just feels like home with a timeless Federation-style front with gorgeous verandah surrounded by lush, manicured gardens. Set on a corner block with fabulous side access to a large workshop, and towered by native trees opposite a bush reserve, your family will have over half an acre of land to explore. This is a beautiful place where the kids can be kids, while the adults breathe freely. The home has been lovingly cared for and has recently been updated with oak-look, hardwearing vinyl plank flooring and a tasteful, modern lighting design throughout. It is an open-plan layout of generous proportions, the kitchen, meals and family rooms featuring the rawness of exposed natural limestone brickwork and are flooded with natural light and outside scenes with windows at every corner. You can envision everyday life flowing effortlessly here, with a functional kitchen that offers serene bush and garden views, serving as the heart of the home, while a separate dining and lounge space offers the opportunity to escape the bustling activity. A comfortable, spacious and cosy master bedroom brings the outside in with bay windows that are softened with beautiful blackout curtains. The ensuite has recently undergone a complete renovation showcasing incredible workmanship with a sleek undermounted sink, stone benchtop and a large, pristine shower offering spa-like comfort every day. The additional three bedrooms are all well-appointed, two with built-in robes and ceiling fans, all complete with plush carpet and manual roller shutters for ultimate comfort. Natural limestone is followed through to the beautifully maintained backyard, with lush garden beds brimming with verdant greenery and mature fruit trees providing oranges, limes and avocados in abundance. It is the perfect setting for the entire family to carry out their passions with a cosy verandah for relaxing, a raised gazebo for entertaining, and a huge powered workshop for creating. Tradies will love it! The property is fully fenced, with quality Colorbond to two boundaries and the side gate provides access for any toys that you bring along, and why wouldn't you? Whether you're a local that is well-versed on the incredible lifestyle on offer here in Parkerville, or a family looking for an exciting change of scenery, 10 Dodington Place is just 15 minutes from Midland, 3 minutes to the renowned Parkerville Tavern, and is surrounded by quality school options including Parkerville Primary School just 2 kilometres away. It is known for its strong sense of community and vibrant greenery, which is a welcoming relief away from the city, while still feeling within reach of suburbia's comforts. Some of the many loveable features about this property include:

- A 4-bedroom, 2-bathroom solid brick and tile home on 2,080 sqm of prime real estate set among native bushland.
- Beautiful, big kitchen with modern pendant lighting, induction cooktop, Westinghouse oven and grill, roomy built-in pantry, double fridge recess, shopper's entry and cabinet storage aplenty.
- A separate formal dining room and lounge, and a study that provides a productive work from home space.
- The master bedroom located at the front of the property features a bay window, ceiling fan, walk-in robe and fully renovated ensuite finished in September 2023 with undermounted sink, stone benchtop, spacious shower with pristine glass shower screen and a separate toilet.
- Generous-sized bedrooms, 2 with built-in robes and ceiling fans, all complete with manual roller shutters and blackout curtains.
- The main bathroom is original farmhouse-style and in pristine condition.
- An extremely generous-sized separate laundry with direct access to the backyard.
- Fully climate controlled with ducted reverse cycle air conditioning and ceiling fans to 3 bedrooms.
- Oak-look vinyl plank flooring throughout the main living areas and plush carpets to bedrooms.
- A welcoming first impression with wide double entry through classic, contemporary French doors.
- The backyard includes a 7 by 9 metre (approx.) powered workshop, large garden shed and convenient side access.
- Manicured gardens which are reticulated by bore and verandahs found both at the front and back of the home. A separate, raised gazebo in the centre of the garden is the perfect setting to relax or entertain and mature fruit trees cover the lawn including lime, orange and avocado.
- Double electric garage with shopper's entrance and roller shutter entrance to the back yard.
- Solar hot water system PLUS 6.6 kw solar system with 24 panels.
- A corner block adjacent heavenly bush reserve.
- A solid brick home featuring a clay tile roof, built in 1995.
- Fitted with CCTV, and roller shutters to 14 windows (10 are electric and 4 manual).
- Security screens to the front door, laundry and family room, PLUS security windows to all windows.
- The water tank fed by the bore supplies water to two automated reticulation systems, with 11 stations running.
- Council Rates: \$2714.21pa
- Water Rates: \$282.60pa (property not deep sewer, connected to septic tanks)

Contact Scott Fletcher on 0412 181 122 or at scott.fletcher@belleproperty.com to learn more about the property, location, and how to make your move to Parkerville a reality.