

10 Faulkner Way, Eden Hill, WA 6054



House For Sale

Saturday, 25 November 2023

10 Faulkner Way, Eden Hill, WA 6054

Bedrooms: 5

Bathrooms: 3

Parkings: 10

Area: 617 m2

Type: House



Paul Ross

0428571050

FIXED DATE SALE

FIXED DATE SALE-ALL OFFERS PRESENTED ON MONDAY 11th DECEMBER 2023 UNLESS SOLD PRIOR

5 BEDROOM 3 BATHROOM DOUBLE STOREY WITH BEAUTIFUL SWIMMING POOL. POTENTIAL HOME BUSINESS /SEPARATE GRANNY FLAT AND PARKING FOR 8 CARS/CARAVAN OR BOAT

We are proud to present one of the largest and best-built homes in Eden Hill. In actual fact this home may possibly be built on Eden Hill itself as the rear property was built in 1930 which may have been the original farmhouse on top of the hill. Situated on the border of Morley and Bassendean the location is perfect. Originally built by Italian builders this architectural masterpiece has a fantastic layout that will please the largest of families or people who need space for a home business or maybe have Mum and Dad living with them. Imagine having a separate Granny Flat under your home that could potentially be rented out or used for separate family accommodation? This home would also be the perfect choice for your rental portfolio with the rental market in Perth going gang busters the rental possibilities are endless with the expected return on this property \$900 a week. This enormous home has undergone an incredible renovation that has breathed fresh modern life inside and out, now fit to last a lifetime. Under cover parking for a boat or caravan with its own jetty (that's right?) and hot and cold sink for filleting your catch or outdoor kitchen for cleaning up after camping etc when you return home. If you are a hairdresser this property has a fully set up hair salon totally separate to the home with its own entry and separate toilet/bathroom. If not, you have a full size granny flat/teenagers retreat ready to go with a huge master bedroom, spacious dining and living with its own separate bathroom and toilet. Mum and Dad living with you? Potentially rent out the bottom apartment with its own separate entry and its own car bay. Boasting 5 bedrooms, 3 bathrooms and 3 separate living areas this massive home ticks all the boxes! 4 large bedrooms upstairs, two bathrooms, modern kitchen with Asko dishwasher and Asko oven. The best thing about this double storey residence is that once you are upstairs you are on one level including the backyard. Opening out to a beautiful below ground concrete pool with magnificent modern near new Freo Stone paving with an abundance of fruit trees for summer shade including Mango, Avocado and Passionfruit vines. The low maintenance back yard is perfect for those hot summer days where you will be the envy of your friends and family entertaining all your guests. There is a beautiful modern patio area and alfresco which can be enjoyed all year round and a perfect fenced off area for dogs and other pets where they can stay cool and secure from the pool but still have plenty of space to move around freely. Two large free standing near new Colourbond sheds conveniently located for all your storage and gardening needs. If you are into growing your own vegetables and herbs there are two separate herb/vegetable gardens which are fully reticulated with one being just outside the kitchen currently full of basil, parsley and chilli perfect for the Master Chef. The saltwater swimming pool is enormous and in excellent condition with near chlorinator, pump and Dolphin Robot pool cleaner all ready for summer. Downstairs a larger than a standard double garage with access to a massive games room/ home office or teenage retreat with a separate bedroom and bathroom/toilet. This lower level accommodation would be perfect to convert to a Granny Flat as it has its own bathroom and toilet with a separate large bedroom and a massive area for lounge/ dining and kitchen. Currently set up as a fully functioning Hair Salon with its own separate entry for clients Hair basin and accessories which the seller is willing to leave as part of the sale, so if you are a hairdresser or beautician, you can walk straight in to your new salon. Out front is a triple driveway with ample parking for 6 cars plus the two secure garage car spaces. If you have a caravan/boat or trailer there is a separate carport at the front with \$6000 worth of café blinds to keep the sun and rain off your pride and joy. In total, you can park 10 cars off street with this incredible property! If you have a home business, you will know how difficult it is to find somewhere large enough with the right combination of size and design to accommodate your needs. This home truly has it all - striking a perfect balance of family living and work life and if you were to buy land and build the equivalent size home with all these features you would need well North of \$1,000,000.

Features:

- 5 Bedrooms
- 3 Bathrooms with 2 upstairs & 3 toilets throughout
- Multiple spacious living areas
- Ducted Evaporative Air conditioning
- Large paved Carport/patio at front of house for caravan or boats approx. 7 metres x 4 metres with your own private Jetty! Get home from a fishing trip or caravan/camping to hot and cold water stainless sink to clean the fish and a waist high jetty platform to unload everything!
- Paved parking bays for extra cars/trailer
- HUGE ground floor quarters - private, secure & perfect for home office/business or Teenage retreat/potential Granny flat-Currently set up as a fully functioning hair salon and the seller is happy to leave the set up including the electric shampoo basin or remove
- HUGE below ground concrete swimming pool with near new top of the range equipment including Dolphin Pool Robot and Chlorinator
- Massive renovated kitchen - Large amount of storage and stainless appliances including gas cooktop and ASKO dishwasher and ASKO oven.
- Fantastic flooring combination

with beautiful Porcelain Tiles and vinyl throughout • Alarm system throughout the entire home with three keypads and multiple sensors • State of the art security camera system featuring 11 infra-red day/night cameras with free app software worth over \$10,000 (You can see your home any time from overseas or at work with the simple press of a button) • Updated Meter box with compliant RCD/Smoke Alarms • Double garage larger than standard size with a separate store area and electric roller door • Fully reticulated Hunter system off the mains with multiple stations and can be controlled with Hydra wise phone app • Solar Panels approximately 2 years old • Recent roof restoration with Perma coat • Two large rear colourbond sheds • Reticulated Vegie gardens Mature fruit trees including mango, avocado and passion fruit vines, Pomegranate and beautiful climbing roses Extremely private backyard with beautiful native tree outlook -in fact you can't see any neighbouring homes so really is like a private resort/sanctuary Alfresco area perfect for summer and winter relaxing and those intimate dinners or breakfast by the pool Large double entry with near new security screen doors Huge King size master bedroom with built in robe and ensuite. Vegetable garden just outside the kitchen Herbs for all your cooking This quiet street offers a superb location with convenient travel routes, shopping & schooling all readily established and walking distance to beautiful park lands, IGA and other shopping choices. Only 5 minutes to The Swan Valley, 15 minutes to the Perth Airport and 5 minutes to the Tonkin Highway North/South entry. Call Paul Ross on 0428 571 050 or email paulross@rossrealty.com.au for a price range on this rare and amazing property