

# 10 Rustle Nook, Pinjarra, WA 6208

## Sold House

Tuesday, 15 August 2023

10 Rustle Nook, Pinjarra, WA 6208

**Bedrooms: 5**

**Bathrooms: 2**

**Area: 1751 m2**

**Type: House**



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**\$791,500**

Tucked away at the end of a very quiet and charmingly named street in the Murray River Country Estate, this home offers peace and privacy while being close to the amenities of the Pinjarra townsite and just a 20-minute drive from Mandurah. From the front it has a country cottage feel with a gate opening to rose gardens bordering a wrap-around veranda. This feeling is enhanced by the 'tin' roof and limestone facade. But step inside and you'll find an expansive and elegant homestead complete with timber flooring, spacious rooms and luxury features. The entry is bordered by a study to the right and a large lounge/dining room to the left where double doors open to the veranda. The layout flows through to a huge open-plan living/meals/kitchen area. The home is built for family living and the generously sized kitchen will handle the needs of a family with ease. It has ample storage, stone benchtops, a breakfast bar where the kids can grab a snack after school, and a suite of stainless-steel appliances. Doors open to a patio with a high, pitched roof, ceiling fan and shade blinds for protection from the elements. A built-in barbecue kitchen makes this the ultimate place to entertain. I know it's months away but picture the family gathering you could have at Christmas - all the doors thrown open, family and friends mingling indoors and out. The kids and pets can run around the massive garden and if it's hot you can all take a dip in the pool to cool off. If you choose to do Christmas in July you can all gather round the fire pit. Back inside, a games room completes the living areas. There is so much space in this home, and doors between the rooms allow you to close them off if you wish and create separate zones. For example, the lounge/dining room could be a parents' retreat and the games room could be an activity room when the kids are younger and a teenager retreat later on - it conveniently links to the wing with the bedrooms. There are five bedrooms in total. The expansive master is at the front of the home. It has a walk-in robe and luxurious ensuite with floor-to-ceiling tiling, freestanding bath, double vanity unit and dual-head shower. It has access to a separate powder room. The remaining four bedrooms all have built-in robes and are serviced by the main bathroom with bath, shower, vanity unit and a separate powder room. The home also has a double garage with a storage area. Double gates open to the side of the huge 1751sqm block, letting you park a caravan, boat or trailer with ease. It is a short drive to the Murray River Oval, Pinjarra Golf Club and the Murray River itself. Inside timber flooring to the main living areas and study. Living/dining area with doors to the front veranda. Open-plan living/meals/kitchen area. Kitchen with stainless-steel appliances including oven, gas cooktop, rangehood and two-drawer dishwasher, underbench and overhead storage, breakfast bar, tiled splashbacks, stone benchtops, microwave nook, appliance nook, pantry and fridge recess. Tiled games room with built-in storage. Study. Five bedrooms and two bathrooms. Master bedroom with timber flooring, walk-in robe and ensuite with floor-to-ceiling tiling, freestanding bath, dual-head shower, double vanity unit and access to a separate powder room. Four bedrooms with built-in robes and timber-look flooring. Main bathroom with bath, shower, vanity unit and separate powder room. Laundry with built-in linen cupboard. Linen cupboard/storage in entry and hallway. Ducted air conditioning. Outside 1751 block. Wrap-around front veranda. Patio with built-in barbecue kitchen, high, pitched roof, shade blinds and ceiling fan. Paved area off the laundry with clothesline. Water feature. Fire pit. Swimming pool. Double garage with storage area. Fully fenced with front garden gate and double gates to the block. Solar panels. Roller shutters. Estimated current Council Rates: \$1,800.00 Water Rates \$1780.00

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