

100 Orange Valley Road, Kalamunda, WA 6076

House For Sale

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100 Orange Valley Road, Kalamunda, WA 6076

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 4800 m2

Type: House



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Contact Kim Turner for price guide

You won't need to go on holiday when you call this incredible property home. It's set on a massive 4800sqm block with extensive gardens and plenty of opportunities for relaxation and recreation. Explore the rainforest via the elevated walkway which culminates in a gazebo where, or sit and listen to the water babbling in the charmingly named Whistlepipe Creek, which runs year round. Adding to the resort-style delights is a solar-heated pool so you can swim in any season, and it's enclosed in a Florida room, making it wonderfully low maintenance and sheltered. Then enjoy a cocktail or espresso in one of the many outdoor areas, including a magnificent alfresco area and second gazebo near the pool. Or you can bask in the sunshine on the lawn - bocce anyone? Alternatively enjoy drinks and nibbles on the upstairs balcony overlooking the grounds. It's a fabulous property for entertaining too, you can share all these pleasures with friends and family - and there's no shortage of parking for guests. The home also has a beautiful holiday feel. It has been painstakingly renovated and restored by the owners, who invested \$600,000 in the extensive upgrade. You drive up to the entry, a bit like arriving for valet parking at a hotel and enter to a light-filled, spacious living room with gleaming white floor tiles, state-of-the-art slow-combustion heater and a stunning art deco ceiling feature. Double doors open to the courtyard and alfresco area with vine-draped pergola - imagine dinner or lunch in the dapple shade. The living area links to a dining/kitchen area also with white floor tiles and double doors to the deck with built-in bench seating, for more outdoor entertaining options. The well-equipped kitchen has abundant timber cabinetry, timber benchtops, glass topped touch electric cooktop, stainless-steel oven, moveable island bench, walk-in pantry, fridge recess and adjacent scullery/laundry. A library with built-in shelving adds another living zone - make it a study, parents' retreat or keep it as a private space where you can relax with a good book. Upstairs is a huge airconditioned games room where you can set up a pool or table tennis table or use it as a kids' zone. It opens to the balcony and has feature pendant lighting. The home has four generously sized bedrooms, all with robes and three with fans, and two updated bathrooms. The roomy master has a walk-through robe to an ensuite with a Roman bath, for a unique indulgence - give yourself a bit of a spa treatment in your own home. But that's not all, there's a granny flat complete with airconditioning, kitchen and bathroom facilities. Use it for guests, extended family or artistic pursuits inspired by the surrounding garden paradise. The property has numerous other features including a nursery, soaring trees, fruit trees, two workshops with three-phase power and a solar power system to save on electricity bills. Adding to its appeal is the location. It's in the highly sought after and beautifully named Orange Valley precinct of Kalamunda, offering peace and tranquillity among tree-lined streets, yet close to national parks and local amenities. And to add one more thing for your consideration, the block has had a previous subdivision approval which included retaining the house. There is a wealth of opportunities for you to explore in this heavenly hill retreat.

Inside
Ground floor
Living room with tiled flooring, and state-of-the-art slow-combustion wood-fired heater
Dining/kitchen area with tiled flooring
Kitchen with moveable island bench, glass top touch electric hotplates, stainless-steel oven, microwave nook, walk-in pantry and fridge recess and adjoining scullery/laundry
Library with tiled flooring and built-in shelving
Four carpeted bedrooms, three with ceiling fans and two updated bathrooms
Master bedroom with built-in robe, reverse-cycle airconditioning and walk-through robe to semi-ensuite with roman bath, shower, vanity unit and separate toilet
Three bedrooms with built-in robes
Main bathroom with shower, double vanity unit and toilet
Linen cupboards
New floor coverings, window treatments, light fittings and most ceilings throughout
Second floor
Games room with solar fan ventilator and reverse-cycle airconditioning
Granny flat/studio
Living/bedroom area
Kitchen
Shower
Toilet
Reverse-cycle airconditioning
Outside
4,800sqm block
Timber deck with built-in bench seating
Alfresco area/courtyard
Two gazebos
Second courtyard
Balcony
Established gardens with fruit trees, lawn and flower beds
Rainforest with raised walkway
Nursery
Automated irrigation system
Stream that runs year round, used for irrigation
Solar-heated pool (up to 33 degrees) with automatic cleaners in a fully enclosed in a "Florida room" with built-in bench seated
Storeroom
8m x 6m and 9m x 6m workshops with three-phase power and one with part mezzanine floor
Fully sealed and curbed driveway with room for 20 vehicles
Garaging for seven cars or caravans/boats - including carport and freestanding single garage
Solar voltaic system with 24 panels and 5kW inverter
Solar hot-water system

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