

# 1060 Traylen Road, Stoneville, WA 6081

## House For Sale

Friday, 31 May 2024

**EARNSHAW**

*Real Estate*

1060 Traylen Road, Stoneville, WA 6081

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1 m2**

**Type: House**



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## From \$1,250,000

If you are at the point in your family's evolution where you're ready to find a property you can live in until, well, pretty much everyone moves out and if you don't just want a big house, but you also want it to be stunningly beautiful too...this spectacular home on a beautiful piece of land could be your dream come true. This is a sprawling 6 bedroom sanctuary offering the ultimate blend of space, modern comfort, and future possibilities. This is the house your kids will talk about to their grandkids; the home where all the good things happened; it's large, but it's also light and open. It's contemporary but the views from every window work to bring the beauty of nature in. And you even have your own access to the Heritage Trail here. Talk about exclusive! With a home this expansive, it's easy for everyone to find their own quiet corners. Which makes the central, communal hub of the home that much more important. The kitchen and open-plan living and dining area here is so ridiculously spectacular, you might find it difficult to get the kids to go to their Junior wing at all! With a warm but sophisticated kitchen, incredible high, raked ceilings with exposed timber beams, and that breathtaking view out beyond the alfresco deck, this is the spot where plans will be made, young souls will be held, and lessons learned. This is the memory-making heart of an unforgettable home. But it's not the only place to unwind and enjoy: movie nights will be epic in the plush carpeted theatre room (it has its own projector and built-in speakers), the main suite is more a retreat than bedroom, there's a romantic lounge area through French doors, and there's a dedicated nursery or study, conveniently located close to the main suite. Plus, there are all the practical inclusions that have been added very recently: new paint, a new laundry, new carpet in the theatre room, 3 new air-con units, and a new hot water system. Features Include: • Stunning forever family home on 1.78 hectares • Built by Rural Building Company in 2002 with additions in 2010 • 5 gorgeous bedrooms • 2 bathrooms • Plus study/nursery/optional 6th bedroom • Separate Primary & Junior wings • Open-plan kitchen, dining, and living area with high cathedral-raked ceilings • Lounge room with French doors • Theatre room with new plush carpet, black drapes, dimmer lights, and Epson projector, screen, & in-built speakers included • Formal entry with beautiful leadlight door • Modern kitchen features pretty benchtops, glass splashback, double stainless-steel sink, splashback, multiple white cupboards, drawers & overheads, built-in pantry & central island with wood benchtop & breakfast seating • Appliances include 900mm oven with gas cooktop & rangehood & dishwasher • Main bedroom with plush carpet, & walk-in robe • Gorgeous ensuite features white tiling, vanity with bespoke raised basin, glass shower & separate WC • 4 large secondary bedrooms with built-in wardrobes • Family bathroom with white tiling, bath & shower • Newly renovated laundry features stone benchtops, tile splashback, multiple drawers & overhead cupboards, plus WC • Ample storage includes hallway linen & large storeroom • Jarrah wood & plank flooring • Downlights & beautiful pendant lighting • Large, picturesque windows • Roman, Venetian, & roller blinds • Freshly painted & immaculately presented • 6 x reverse-cycle air-conditioning units (3 new - installed 2024) & multiple ceiling fans • Wood burning fireplace • New gas storage hot water system (installed 2024) • Solar panels • Covered front verandah overlooking terraced front garden • Decked alfresco entertaining area with pitched roof & treelined views • Decked relaxation area with gazebo • Reticulated lawn & front garden • Ride-on mower with trailer and 80L chemical sprayer included in the sale (requires a new driver for approx. cost of \$150) • Fruit trees: lemon, lime, mulberry, mandarin, peach, orange, avocado, plum, fig, cumquat & grapevine • Beautiful native block with Marri & Jarrah trees & 6 foot tall 150-year old Walnut tree • Backs onto Jane Brook Creek & Heritage Trail (personal access) • Large 145sqm powered workshop with dual roller doors & outside water tap • Battleaxe block with paved circular driveway with ample parking • Ultimate lifestyle potential: add a pool, granny flat, multiple sheds, additional fruit trees & livestock! What will you do with all this glorious space outside? With 1.78 hectares, there are abundant possibilities and endless options. Have you always wanted a sparkling pool, or perhaps a pretty Granny Flat for extended family or visitors, maybe a large veggie garden is on the cards. There's already a big, powered workshop so your live-in Project Manager/Gardener can find a spot for all their tools. And when you need a spot of inspiration, exercise, or connection to nature, just pop out the back through your own personal access point to the Heritage Trail and take a stroll or ride the bikes or walk the pup. Jane Brook Creek is right behind your property boundary, so there's plenty of privacy and plenty to discover. Close to schools, sporting clubs and facilities, and Mundaring with its eateries and public transport, no matter the age or stage of your young folk, they'll find something to get involved in with the local community. Show them how to hop on the bus and get themselves to Midland, from there they can get all the way to the CBD or Freo, access shopping and cinemas, and cafes and restaurants. Forever and ever. For more information on 1060 Traylen Road Stoneville or for friendly advice on any of your real estate needs please call Randi Macpherson on 0408 559 247.