

107 Falls Road, Lesmurdie, WA 6076



Sold House

Monday, 14 August 2023

107 Falls Road, Lesmurdie, WA 6076

Bedrooms: 3

Bathrooms: 2

Parkings: 8

Area: 1986 m2

Type: House

\$855,000

Welcome to 107 Falls Road, a truly exceptional property that is now on the market for the first time since the owners purchased the land 46 years ago. This lovingly maintained home is situated on a 1986sqm cul-de-sac in a peaceful area of Lesmurdie, offering stunning views of Lesmurdie National Park. Nestled in privacy and serenity, this family-friendly home features a unique split-level design with high vaulted ceilings, creating a sense of spaciousness and character. The clever layout allows for easy flow between each area, providing a seamless living experience. The owners have diligently updated the home over the years, ensuring it remains modern and stylish. The beautifully renovated kitchen showcases granite benchtops and high-end appliances, while the bathrooms and laundry have also been tastefully refurbished. Additional features include an inviting alfresco area with café blinds, a double garage, and fresh paint throughout. The outdoor spaces of this property are equally impressive, featuring multiple entertainment areas, established lawns, fruit trees, and vegetable gardens. There is plenty of room for parking cars, boats, and other recreational vehicles.

Property Facts:

- 3 bedroom, 2 bathroom residence with lots of character
- Custom made quality chef's kitchen with stone benchtops and high-quality appliances, including an LG refrigerator, Belling gas cooktop, and Miele dishwasher
- 2 separate living areas and a formal dining room
- Main bedroom with built-in robes and ensuite
- Spacious 2nd and 3rd bedrooms with built-in robes
- Family bathroom with separate shower and bath
- Laundry with ample storage space, separate toilet, and outside access
- Fantastic functional floorplan offering excellent separation of spaces
- Reverse-cycle air-conditioning system, a gas heater and fireplace in the lounge room
- Instant gas hot water system
- Outdoor entertainment areas with stunning views of Lesmurdie Falls National Park and the calming sound of the cascading Lesmurdie Brook
- Magnificent alfresco area with café blinds for year-round entertaining
- Automatic reticulated beautifully landscaped gardens with lawns, fruit trees, and vegetable gardens
- Garden and woodshed
- Remote-controlled double lock-up garage and additional parking space
- Brick and tile home built in 1980, situated on a 1,986 sqm cul-de-sac block in a quiet location opposite Lesmurdie Falls National Park
- Excellent location near top-quality schools, shops, sporting facilities, walking and cycling trails, public transport, and the tourist attractions of the Bickley and Carmel Valleys
- Falls Road Primary School catchment area, located just up the road
- Only 30 minutes' drive to Perth CBD and 15 minutes to the airports

Located in this exclusive Lesmurdie location, this property is sure to captivate discerning buyers seeking a half-acre lifestyle in the Perth Hills. For further information or to arrange a private viewing, please contact Susanne Broido on 0499 770 237. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.