

**11 Garran Loop, Henley Brook, WA 6055**

***Marion Hughes***

**House For Sale**

Monday, 15 April 2024

11 Garran Loop, Henley Brook, WA 6055

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Marion Hughes

**from \$949,000**

This action packed 1,082sq block is the tradies dream or the ultimate play pen for all your toys, boats, caravans, trailers etc all welcome, there is plenty of room. This gem of a property is perfectly situated in beautiful Henley Brook with close proximity to Gnangara Road, Tonkin Hwy, transport, shops and pretty much all you need, including the soon to be completed Perth rail link. Also on your doorstep is the amazing Swan valley with its myriad of delights including wineries, brewery's, restaurants galore, mini golf and so much more, fun for all the family, the lucky new owners will be living the dream. **FABULOUS FEATURES INCLUDED** Delightful quiet family oriented Street 5 great size bedrooms Separate study 2 huge living areas 6.6Kw quality solar system with all German panels and Inverter Fantastic outdoor entertaining area with high skillion roof, in built gas bbq, wood fire and pizza oven. BBQ is on mains gas and patio can be fully enclosed or opened. Double remote garage 1 separate rear x drive through workshop 1 x large brick fully enclosed lockable storage room next to double garage 3 x additional garden sheds Corner block with double rear side access 2 driveways - one main driveway to front of house and 2nd at side rear of property. Operating Bore with Stain reducer tank to eliminate bore staining Full Reticulation with 6 stations, lawns and gardens on separate stations. Shoppers Access from double garage to kitchen Access from double garage to storage room Undercover front entry Access from laundry to enclosed clothesline area. Access from Laundry and Bathroom to Pool area. **MASTER BEDROOM + BATHROOM** His + Hers walk-in wardrobes. Large ensuite with XL sunken XL Bath and separate XL walk-in shower Triple length vanity with double basins and tons of storage, including full length mirrored overhead medicine cabinet storage. **MAIN BATHROOM** Large walk-in shower Double length vanity and basin including full length overhead mirrored medicine cabinet storage. **LAUNDRY** Plumbed for a condenser clothes dryer Large laundry bench with a Farmhouse sink / trough Full length lower cupboards and overhead cupboards XL Linen Cupboard Sliding door side access to enclosed clothesline area and access to Pool enclosure 4 x **ADDITIONAL BEDROOMS** All 4 additional bedrooms are large enough for queen-size beds. 3 have built-in wardrobes. 5th Bedroom could be converted to a theatre room **STORAGE ROOM** - full brick next to garage 6.5M X 4M with built-in work bench, powered and internal light fittings. Directly off the main house and garage. **POOL AREA** Heated salt water decked outdoor pool Powered Bali hut with internet and tv points. Outdoor hot and cold rain shower and decking space for a sauna. (sauna not included) **WORKSHOP** Fully powered 9 X 8MT workshop with 3m high electric remote controlled roller doors at both ends that allows full drive through access. Workshop has an additional 8 x 3mt roof extension on the rear and an additional large gravel lay down area behind the workshop. Large enough for a boat/caravan or both or several trailers. The workshop is powered on its own switchboard and full overhead lighting. Driveway parking on this 2nd driveway for 3 additional vehicles. Enough space for caravans and boats. **GARDEN SHEDS** 3 additional garden sheds, all powered and watertight. 1 of the garden sheds houses the pool filters and pump, which reduces operational noise. **YARD** Double gate side access to back yard. Established tropical gardens featuring lots of shady trees, frangipani trees, mango tree, lemon tree and palms. A gated Bin enclosure off the front yard with enough space to put all of the push bikes. A Bore to water all of the gardens, complete with a stain reducer tank system. Full reticulated Gardens with 4 stations. **PATIO** Built in 6 burner hooded BBQ connected to mains gas Built in Wood fire heater Built in handmade clay and cast iron pizza oven Zip track blinds to enclose the patio for winter. Winter/ summer adjustable shutters Entirely paved with English stone tiles including the Bali hut. and stairs High Skillion roof **PARKING** 2 x Driveways 1 x double garage 1 x Workshop with additional covered area and additional lay down area. Additional side yard access Parking for 6 vehicles and a caravan and boat.