

# 11 Gumnut Close, Swan View, WA 6056

## House For Sale

Thursday, 25 January 2024

11 Gumnut Close, Swan View, WA 6056

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 738 m2

Type: House



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## Offers from \$499,000

Please come along to THE FIRST VIEWING of this gorgeous home this Sunday, 28th Jan from 1:30pm to 2:10pm. We look forward to seeing you there. Nestled in an elevated cul-de-sac, this charming three-bedroom, one-bathroom haven is a testament to the meticulous care and thoughtful renovations by its current owners. A true gem, the home is conveniently situated close to a abundance of amenities, ensuring a lifestyle of both comfort and convenience. The front of the home showcases a lovely formal lounge or theatre room where you can escape to catch up on your latest favourite shows. Step into the heart of this residence and you will find a stunning, fully renovated kitchen adorned with Essastone benchtops and a sophisticated wood-look, tiled splashback. The kitchen seamlessly flows into the spacious living and meals area, providing a perfect setting for family gatherings. The three generously-sized bedrooms, along with the well-appointed bathroom and laundry, create a private wing within the home, ensuring a harmonious living space. Both the bathroom and laundry have undergone a refurbishment to create a tranquil escape with a new shower, a bath and a new vanity. As you venture outside, the backyard beckons with an entertainer's paradise – a sizable patio extending from the family room, complete with pull-down blinds, perfect for year-round enjoyment. The lush gardens and buffalo lawn allow a sanctuary for the children or the fur babies to frolic. For those with a penchant for hobbies or needing adequate storage, the backyard unveils a massive 6m by 7m (approx.) powered workshop. A wide concrete driveway provides ample space to park a caravan, boat, large trailer or additional vehicles, catering to the diverse needs of the modern homeowner. The single driveway has drive through access right down to the workshop area. Here are just some of the many features this home has to offer;

**FRONT OF THE HOME**-Located in a cul de sac close to shops, medical and restaurants-Concrete driveway leading up to a single carport -Carport can accommodate 2 cars behind the gate plus 2 more in front of the gate-The driveway leads down to a large 6m by 7m powered workshop at the rear of the property-The front garden has a lush, reticulated lawn area and manicured, mature shrubs-Double brick home with a tiled roof-There are security cameras around the home-Front porch area leading up to the front door to enjoy watching the garden

**FORMAL LOUNGE, KITCHEN and FAMILY AREAS**-There is a single front door with a security screen door opening up to a central entrance hall-The lounge room is situated to the left when you walk in the front door -A brick, half wall separates the hall from the lounge-The front window of the lounge has an external roller shutter for temperature control and privacy. The other window on the side overlooks the carport and has a security screen-The lounge room floor has wood look laminate flooring-There is a split system reverse cycle air-conditioner on the wall -This room has a large open space to fit a decent size lounge and TV unit.-There is a spacious walk through area before you enter the kitchen (this space would have been originally the formal dining room).-This area makes a fantastic study nook -The kitchen has Essastone benchtops and gloss cabinetry with ample cupboards and drawers for storage-The splashback is a wood-look tile and wraps around the kitchen-There is an Electrolux electric oven plus a four burner gas hotplate and a matching Rangehood-The kitchen has a single sink and a Bosch dishwasher located next to the sink-There is a microwave recess plus a single pantry cupboard with storage shelves and drawers. -The fridge space is open so can accommodate any size fridge within reason.-There is an open servery between the kitchen and the family room with a gorgeous Jarrah bench top.-The family and meals area is a spacious area with terracotta look floor tiles-This area has a large split system air conditioner to heat and cool the area adequately -There is a glass sliding door out to the outdoor entertaining area from this area

**BEDROOM WING WITH BATHROOM AND LAUNDRY**-To the right of the entrance hall is a carpeted hallway which leads to the bedrooms, laundry and bathroom.-The laundry is on your left in the hallway and has had an upgrade with a new splashback and new tiled flooring (refurbished around 2017)-The toilet is located just off the laundry.-Bedroom three is on the right of the carpeted hallway-This bedroom has an external window shutter for privacy and temperature control -There is a small open storage space behind the door -This room has been painted in a neutral colour-There is a linen cupboard in the hallway for additional storage -The main bedroom is a decent size and can accommodate a king size bed plus side tables.-There is a large window which overlooks the front garden and lawn. This window has a roller shutter as well-The main bedroom has two lots of double robes so great storage space-This main bedroom has a reverse cycle air-conditioner on the wall -Bedroom two is the middle size room. -This has a built-in single robe and can accommodate a queen size bed -The bathroom has been fully renovated with a new shower, a single basin with drawers and a bath

**BACKYARD**-There is a large patio with pulldown blinds you can zip down so in Winter you can enclose the area.-The back patio area can be accessed from both the laundry door plus the family room sliding door-There is a small rainwater tank which is handy to water the garden.-There is a small garden shed to keep your tools located down the side of the home-There is an instant gas Hot

water system-The single concrete driveway leads to the back of the property which has ample room to park caravans, trailers and a boat -The 6 m x 7 m powered workshop has a concrete slab and lights and is located at the very rear of the property-Behind and on the side of the workshop there is space to store other items, such as a canoes etc -The back garden beds looking from the shed back to the house are terraced up with limestone steps leading back up to the patio area.-The rear back lawn has reticulation and is buffalo.-The house is very private at the back with mature plants surrounding most of the backyard.-There is a glimpses of the City if you look between some trees as wellThis property is not just a home; it's a lifestyle, where modern convenience meets the joy of spacious outdoor living. With amenities close by, this residence promises a perfect blend of comfort and practicality. Don't miss the chance to make this your dream home!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.