

12 Mouquet Vista, White Gum Valley, WA 6162

WHITE HOUSE
PROPERTY PARTNERS

House For Sale

Thursday, 4 April 2024

12 Mouquet Vista, White Gum Valley, WA 6162

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 276 m2

Type: House



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NEW LISTING

Curving around a bend of eucalyptus trees and native bush shrubbery on a quiet street sits this impressive, double storey family home. Carefully curated to maximise every inch of its 276sqm block, the design offers a multitude of options to enjoy each space and each level. Whether you utilise the entire 5 bedroom, 3 bathroom home for yourself or section off the upstairs for multigenerational living or an Air BnB offering to generate income, you'll appreciate the endless options available. Built in 2018, attention to detail is everywhere thanks to the incorporation of the 'One Planet' ethos into the design plan from conception. Those who appreciate sustainable living will love this home's 8 star energy efficiency rating including solar panels and climate responsive design as well as its integration into the surrounding natural environment and community feel of White Gum Valley as a whole. Step through the front door into the entranceway with the stairwell leading up to the first level on the left. On the right is a neat storage room and smart laundry with its own drying court and vergola louveres above. A shopper's access from the double garage leads into the home with three bedrooms, a separate guest toilet and main bathroom (with a deep soak built-in bathtub and corner shower) coming off the hallway. Each bedroom has ceiling fans, built-in sliding mirrored wardrobes and study nooks. The main bedroom with its own ensuite feels serene and spacious, offering a peaceful retreat from the world with an outlook to the undercover patio area framed by a study nook on the left and living corner on the right. Imagine putting your feet up here with a book or hot drink in a cosy armchair, opening up the door where the sound of birdsong greets you daily. The kitchen, dining and living area is positioned to invite the best of indoor/outdoor entertaining thanks to sliding doors leading out to the paved, undercover patio that sits on a raised timber deck. There's a sandpit for children, corner veggie garden ready for your fresh herbs and outdoor stairs leading to the top level. The custom designed kitchen features ample storage and stainless steel appliances including a gas stovetop with range hood, electric oven and dishwasher. Head upstairs to the top level that has been elegantly designed to include a kitchenette, open plan dining and lounge, two bedrooms and a bathroom. It oozes a resort style feel with seamless indoor/outdoor access from each bedroom to the tiled outdoor area with a beautiful treed outlook. Surrounded by timber panelling with extensive vergola louveres over most of it; its intuitive design responds to the natural elements whether it's rain, shine, shade or extra ventilation as needed. Enjoy year round 'alfresco dining' undercover here or in a sunny easterly spot in the corner with a cafe style table and chairs in the warmer months. Additional features include excellent storage, timber style flooring throughout, split system air-conditioning units in each living area and plenty of natural light filtering through thanks to the building's passive solar orientation. The unique mural artwork on the double lock up garage by local artist "Lora Flora" adds to the community feel of this neighbourhood and its close knit, people-oriented spaces that celebrate the natural environment. You really feel a sense of belonging here, amongst a peaceful and welcoming ambience. Walking distance to Booyeembara park and the Royal Fremantle Golf Club, there's an abundance of parks nearby (with communal BBQs and spaces) making it the perfect area for families. Fremantle is only a short drive away with public transport options on your doorstep. Offering an exceptional opportunity for families searching for their forever home, or savvy investors seeking a rental opportunity; move in, rent it out or do both thanks to its bespoke, multigenerational living spaces. This family home is a rare beauty in the valley and ready to welcome its new owner into this cleverly designed, 'One Planet' property. Features Include:

- 5 bedrooms, 3 bathrooms
- Double storey with multigenerational living available or Air BnB/rental opportunity
- Built in 2018, clever design maximises the entire 276sqm block
- Part of the 'One Planet' homes designed and custom built with 8-star energy efficiency rating
- Laundry with drying court and vergola louveres above
- Shoppers entry from double lock up garage (with unique mural artwork by local artist Lora Flora)
- Three bedrooms with bathroom and separate guest toilet on ground floor
- Main bedroom with ensuite, spacious design with an outlook to undercover outdoor area
- Ceiling fans, built-in sliding mirrored wardrobes and study nooks in each bedroom
- Light and airy living, dining and kitchen (features stainless steel appliances including gas stovetop, rangehood, electric oven and dishwasher)
- Indoor/outdoor entertaining with sliding doors leading to undercover patio on raised timber deck
- Sandpit, corner veggie garden and outdoor stairs leading to top level
- Upper level features kitchenette, open plan living/dining area, bathroom, two bedrooms with built-in sliding mirrored wardrobes
- Outdoor tiled area with treed outlook, additional vergola louveres for year round comfort
- Air conditioning units on each level in living spaces
- Grey water ready
- Thermann hybrid 300 heat pump
- 3000L rainwater tank
- Double glazed windows
- Ability to connect your electric vehicle to the community charging station
- Well insulated walls
- Established reticulation
- Orange, apple, lime and mandarine tree
- Timber style flooring throughout, soft grey and white colour palette
- Directly opposite a mini park lot/sitting area
- Walking distance to Booyeembara

Park and Royal Fremantle Golf Club • Close to great local schools, community gardens and orchards • Public transport options nearby • Fremantle and its beaches a short drive away Council Rates: \$2,468 per annum (approx) Water Rates: \$1,325.43 per annum (approx)