

**12 Richards Road, High Wycombe, WA 6057**

**Professionals**

**House For Sale**

Saturday, 9 December 2023

12 Richards Road, High Wycombe, WA 6057

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 911 m2**

**Type: House**



Michael Wallace

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**\$899,000 +**

A modern build with 244m<sup>2</sup> of internal living and 911m<sup>2</sup> of land (that can be subdivided in the future) make properties like this super rare ... or even a Unicorn!!! Inside the expansive home is quality everywhere you look! From the 31c ceilings in the main living areas to the stunning kitchen (complete with matching Falcon Oven / Rangehood), stone benchtops, reverse cycle ducted air conditioning, theatre (which includes built-in surround sound, projector and screen), French doors, stunning master bedroom and ensuite complete with His / Her walk-in robes, huge bedrooms, Study / Library, even the laundry is finished to the highest of standards ... the list goes on! Outside this property keeps on giving with an oversized driveway to the left of the property allowing for plenty of caravan parking or a driveway for when the time comes to subdivide! Garage with loads of clearance for larger vehicles and custom Gryphon Garage Door with German Motor. Front door with ornate detailing, bore, high end German solar panels and inverter and, shed with additional utility space to and just so much room to move! I also forgot to mention the 8m + alfresco complete with outdoor kitchen and Industrial style rangehood! This home is ready to be lived in and loved for many years to come ..... And then when the kids have all grown up you can either sell the rear block as a potential 'Nest Egg' or even build on the back for multigenerational living in the future! Features Include: • Commanding 911m<sup>2</sup> approx. block zoned R25/40 • Stunning 244m<sup>2</sup>, 4 bedroom, 2 bathroom home • Retain and build opportunity • 31 Course ceiling in the main living area • Reverse cycle Daikin ducted air conditioning with separate room sensors • Kitchen complete with stone benchtops, custom Italian tapware, feature lighting, custom cabinetry, walk-in larder and bulkhead • Matching Falcon oven and rangehood .... Costing in excess of \$10,000 • Grand entry including stylish front door with ornate detailing • Master bedroom and ensuite with his/her walk in robes, separate WC, stone benchtops, double vanity, bathtub, Italian tapware • 3 Living areas including the main open plan area adjacent to kitchen, games room and theatre • Huge minor bedrooms • Second bathroom and laundry finished beautifully with Italian tapware • Study / Library complete with custom floor to ceiling bookshelves and chandelier • Plenty of storage space including a storeroom with floor to ceiling shelving that houses the Theatre equipment • All bedroom robes are fitted out with quality racking and shelving • Beautiful 600mm tiling and quality carpets throughout • Crystal finish hardware and lighting throughout • French and Corinthian doors throughout • Solar Hart hot water system with oversize storage and booster • Security screens • Huge alfresco complete with outdoor kitchen (the kitchen and alfresco transition seamlessly for entertaining guests) • Bore with full high end reticulation • Generous side access for Caravan parking or a driveway for when it becomes time to subdivide • Shed complete with 'utility space' • Plenty of garden area for the kids or pooches • Custom 'Wrought Iron' gates with substantial detailing • Garage with additional clearance for taller vehicles • Colourbond fencing

We are regularly seeing properties sell in Bushmead, Forrestfield and Wattle Grove in the 900's on much smaller blocks! Add to this the fact that in the future there is scope to retain the house and sell the rear block means you have the potential to make some additional money in the future! This property makes even more sense when you start doing the sums! Buying a 900m<sup>2</sup> property in High Wycombe, demolishing the house and then building something this grand in the current climate represents a great opportunity for someone to secure their forever home! For more information on this incredible opportunity please call Michael Wallace on 0401 748 291! Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract. Scammers are actively targeting real estate transactions. Due to the increasing number of attempted frauds in our industry and in the interest of protecting your funds we will not provide our trust account details via email. Please contact our agency to confirm deposit details prior to doing any transfers. Aggressive behavior and any form of verbal or physical abuse towards our employees will not be tolerated. Our teams are working as hard as they can, please be patient as we do our best to assist you.