

13 Barnden Road, Helena Valley, WA 6056

THE AGENCY

Sold House

Friday, 25 August 2023

13 Barnden Road, Helena Valley, WA 6056

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 577 m2

Type: House



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\$763,500

Welcome to a masterpiece of modern contemporary living. Located within one of the most sought after pockets of Helena Valley, this high-end home redefines the concept of upscale living. Designed with both pizzazz and practicality in mind, it presents an unparalleled blend of comfort and style. A true haven for those who appreciate spacious living, this residence boasts an abundance of rooms meticulously crafted for various purposes. The front theatre room is a marvel, transporting you to the glamour of Hollywood with its themed wallpaper and opulent velvet curtains. Movie nights here become unforgettable, enveloped in the richness of a true theatre experience. Style and personality permeate every corner of this home, from the expansive family room to the inviting meals area and the open-plan games room with a quirky mural. A crackling open fireplace infuses warmth into cooler evenings, complemented by a 9 kwatt reverse cycle air conditioner ensuring year-round comfort. The heart of this abode lies in the supersized kitchen, designed to facilitate culinary endeavors with its ample space and separate breakfast nook. With a 900mm electric oven, five burner gas cooktop, a double sink plus a wide fridge recess, this space will impress even the most discerning of cooks. The sprawling outdoor entertaining area, complete with electric blinds and built-in seating, promises a seamless transition between indoor and outdoor living. Whether hosting grand soirées or intimate gatherings, this space effortlessly adapts to your needs. A soaring gabled patio roof protects you from the elements while the decked floor adds functionality. Immerse yourself in the newly renovated bathrooms and laundry, providing a sanctuary of relaxation. The four generous bedrooms offer ample space for a growing family, each exuding a sense of comfort and tranquility. A large study or bedroom five sits next to the master bedroom and would make a perfect nursery or toddler's bedroom. Parking is never a concern, with a double garage and an additional carport featuring convenient drive-through access on the side. Beyond the confines of this luxurious dwelling, discover the allure of beautiful parklands and invigorating walking trails, all while relishing the convenience of various facilities just minutes away. Here are just some of the many features this gorgeous home has to offer:

- Located in a sought after pocket of Helena Valley - Easy care front yard with buffalo lawn and a grass tree - Extra wide double driveway
- Contemporary front facade with render and wood-look tiled paneling
- Double garage with electric door plus a single carport next to it with an electric roller door
- Large front deck area to enjoy watching the World go by
- Front portico with extra high roof
- Single front door entry with a security screen door
- Front entrance hall to welcome visitors
- Extra sized master bedroom with a central ceiling fan
- This room has a walk-in wardrobe behind the rear wall
- Brand new, fully renovated en-suite with a double vanity plus a huge shower with double shower heads
- Large study or bedroom five behind the master. This room could potentially make a fantastic nursery
- Showstopper theatre room with double entrance from the hallway - this room has a Hollywood inspired theme with fantastic wallpaper
- There is a door leading from the entrance hall to the family room
- The family room is a fantastic size for all of the family
- There is also a very generous meals area adjoining the family room
- Supersized kitchen with a shoppers entrance from the garage
- The kitchen has a large 900mm electric oven and a 5 burner gas cooktop
- The kitchen has a funky retro feel with blue subway tiles, black laminate benchtops and white cabinetry
- There is a generous walk in pantry next to the double fridge recess
- There is a super cool breakfast nook on the other side of the kitchen bench for enjoying early morning breakfasts
- A slow combustion fire place sits in between the meals and the games room
- Super cool open games room with a decorative car mural on the wall
- There is a split system air conditioner in this area as well as reverse cycle ducted air conditioning
- There are two wide glass sliding doors in the meals and games room to open up to the impressive outdoor entertaining area
- There is a sliding door separating the living zone of the home from the bedroom wing
- Bedroom two has a ceiling fan plus a built in wardrobe
- The fully renovated laundry has brand new tiles, wood look cabinetry and an expanse of overhead cupboards
- There is a walk in linen for extra storage as well in this room
- A separate toilet can be found in the laundry
- There is access to the generous side yard from the laundry as well
- Stunning fully renovated bathroom with a single vanity, a shower and a bath
- Bedroom three and four are both an extremely generous size and both feature ceiling fans and built in robes
- The home has been freshly painted in a light neutral colour
- Brand new hybrid flooring throughout all the living zones of the home
- Charcoal carpet in all five bedrooms plus the theatre
- All bedroom windows and the front theatre room window have roller shutters for privacy and temperature control
- The home has ducted reverse cycle air conditioning throughout
- Absolutely amazing outdoor entertaining area with a mix decking and concrete flooring
- There is an extra height gabled Colorbond patio over the top
- Two ceiling fans allow for cooling in the warmer months of the year
- There is a built in electronic roller blind on the rear of the entertaining area
- There is built in seating along one wall of the entertaining area
- The single carport has drive through access from the front through to this area so perfect for

bringing things through to the back of the property -The backyard has easy care artificial turf -There is a large garden shed in the rear corner of the back yard for additional storage -The property has hard wired CCTV security system with cameras-There is a park at the end of the street with a seasonal creek running through. -Close to an abundance of walking trails close to the property-Only 1km to Helena Valley IGA and an array of specialty shops.-Less than 5km to the heart of Midland shopping precinct and SJOH hospitals Intricately designed for living at its finest, this home stands as a testament to unparalleled elegance and comfort. Experience a lifestyle beyond compare in this lavish sanctuary tailored to meet the desires of the discerning homeowner. 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.