

13 Berrima Road, Marbelup, WA 6330



House For Sale

Tuesday, 30 April 2024

13 Berrima Road, Marbelup, WA 6330

Bedrooms: 3

Bathrooms: 1

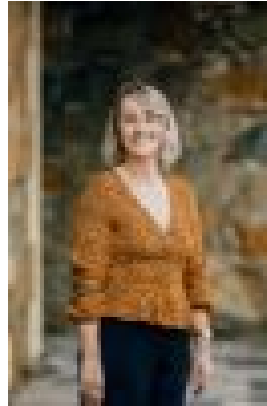
Parkings: 2

Area: 1 m2

Type: House



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Offers Above \$699,000

Rarely do properties of such unique style come to market. Built in 2019, this stunning home showcases a fantastic solar passive design set amidst thoughtfully landscaped gardens. The result is a simple yet striking home that exudes a feeling space, privacy, and enchantment. A welcoming Japanese-style arbor sets the tone for the garden beyond, leading you from the open parking area to the North facing, front veranda. The open-plan living area contains a Jotul Nordic fireplace and stunning timber shelving that creates two distinct sitting areas. Other custom features of the room include a hand-painted mural, and a jarrah spiral stairway to a small hideout - perfect for your feline friends. The kitchen is a statement in itself. Featuring bold cabinetry with ornate brass fittings, industrial-style shelving, and pendant lighting. Equipped with quality appliances including an LG dishwasher, Westinghouse 900mm oven, and gas cooktop it's a space where functionality meets style. To one end of the home, the master bedroom displays a serene blue theme with dual built-in robes, a mosaic mirror feature, and access to an enclosed garden courtyard with an outdoor concrete bath that makes for a tranquil retreat. Two minor bedrooms, at the opposite end of the floorplan, offer versatility with one currently utilised as a home office - complete with a built-in desk, overhead cupboards and storage. The unique finishes continue throughout the moody combined bathroom/laundry with live-edge timber shelving and custom copper towel rail. Outside, a stand-alone Japanese tearoom is a great entertaining space for gatherings or enjoying peaceful moments overlooking the gardens. The 1.1ha grounds hold over 50 varieties of ornamental trees - including Japanese Maple, Liquid Amber, Claret Ash, and Silver Birch, while star jasmine and clumping bamboo provide lush screening and greenery for privacy. There is also an established vegetable garden with highly productive beds of strawberries, asparagus and more. Features include:-
- Solar passive designed home on 1.1Ha
- Built in 2019 by WA Country Builders
- Set amidst thoughtful landscaping
- Large open-plan living with high ceilings
- Jotul Nordic fireplace and northern sunshine
- Timber shelving creates two distinct sitting areas
- Hand-painted mural, and a jarrah spiral cat hideout
- Bold cabinetry with ornate brass fittings in kitchen
- Huge master bedroom with enclosed courtyard retreat
- One of the two minor bedrooms fitted for home office
- Combined bathroom/laundry with copper towel rail
- 6x6m outdoor entertaining with custom jarrah seating
- 1.1ha grounds hold over 50 varieties of ornamental trees
- Established vegetable garden with highly productive beds
- Heat Pump Hot Water System
Experience the charm, innovation, and tranquillity this unique property offers. Don't miss the opportunity to make this exceptional Marbelup residence your forever home. Contact Chelsea McIntyre for information and viewing times on 0400 865 773.