

13 Empire Road, Carmel, WA 6076

Professionals

House For Sale

Friday, 3 May 2024

13 Empire Road, Carmel, WA 6076

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Area: 1082 m2

Type: House



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Offers Over \$1,000,000

When it comes to finding the perfect hills home there is a lot of boxes that families want ticked. I can proudly say that 13 Empire Road, Carmel may just be that home. From the spacious 6 bedrooms that will all accommodate queen beds or larger, to the outdoor oasis swimming pool and workshop with drive in access, everyone in the family has something to love here. The ground floor of the home is the living hub with a separate formal lounge area with French doors dividing it from the other living spaces. An informal dining area adjoins the kitchen making it the perfect area for family get togethers, while another separate games room is at the rear of the home so the kids can have their own space. If you're potentially needing a granny flat, then the setup of the games room is perfect as it's next to the 3rd bathroom and 6th bedroom, and with a few adjustments you could make it self-contained and separate from the rest of the house. The large master bedroom with walk-in robe and ensuite is also on the ground level so for those that have trouble with stairs you're well looked after. Upstairs is the kid's domain with 4 huge bedrooms and a bathroom. All bedrooms have good robe space and fans, and bedrooms 3 and 4 enjoy views back over the valley. If the kids wanted to have their own living space, then one of the bedrooms could easily be transformed for them meaning the toys can stay upstairs and away from the main guest areas. Outside is where the fun really starts with a large gabled patio area with built in BBQ overlooking the gorgeous below ground swimming pool and valley beyond. There is a double storey cubby house and sand pit for the younger kids to enjoy and hidden behind another fence is the 7mx5m (approx.) powered workshop. If you require a bigger workshop there is plenty of space to expand. Don't worry, there is easy drive-in access through the back of the double garage but if you need more access there is also a rear laneway off Stacey road that could be utilized. Other features include: -❑Ducted evaporative air-conditioning-❑Split system reverse cycle air-conditioning-❑Rinnai instant gas hot water system (bottles)-❑Black granite stone benchtops in kitchen -❑Dishwasher-❑Large laundry with plenty of storage-❑Updated and modern bathrooms-❑Ceiling fans throughout and in patio-❑9m long pool (approx.) with glass fencing and pool blanket-❑Double garage with electric door

Carmel has become tightly held as locals understand the beautiful lifestyle that comes with this area. Plenty of parkland and bush for kids to explore away from their devices and a wonderful safe community to grow up in. Carmel Adventist College is right down the road and you're only a short drive to some of the state's best breweries and wineries, this area is quickly becoming a hotspot for day trippers from the City wanting to escape the hustle and bustle and have a taste of what us locals enjoy daily. The owner of this property is not in a rush to move as they haven't secured their next downsize property yet, but if you like the looks of what you see and are flexible with settlement times then please feel free to arrange an inspection time. Subject to sale properties are acceptable here. 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 behaviour 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.