

# 13 Mouquet Vista, White Gum Valley, WA 6162

WHITE HOUSE  
PROPERTY PARTNERS

## House For Sale

Wednesday, 12 June 2024

13 Mouquet Vista, White Gum Valley, WA 6162

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 290 m2

Type: House



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## NEW LISTING

In an elevated position and beautiful bush setting on wide verge surrounds, sits this double storey 4 bedroom, 2 bathroom home behind a jarrah timber and limestone facade. Part of the charm of living in White Gum Valley is the celebration of the natural environment; welcoming it in through eco-friendly builds in the area, along with people orientated spaces that utilise natural materials as much as possible. This property is no exception with a 7 star energy rating and first class design, it exudes eco-luxury finishes without compromising on modern comforts. Built in 2018 by Residential Building, every inch of this home makes the most of its 290m<sup>2</sup> block. The ground floor opens up to the open plan lounge and kitchen, with the dining area enjoying a westerly treed outlook against a backdrop of Perth's iconic sunsets. Open up the sliding doors to invite the 'Freo Doctor' breeze in during those warmer months, or simply enjoy the view with your feet up on the outdoor deck and a quiet evening drink in hand. Three bedrooms with ceiling fans and built-in robes, an office/study and main bathroom with separate guest powder room are all on this level. Timber flooring flows through each space with a shopper's entry from the garage opening into the hallway for easy transfer from the car to the home, no matter the weather outside. The kitchen is well appointed with engineered stone bench tops, a large kitchen island perfect for home chefs and filtered water on tap. Stainless steel appliances include a Blanco electric oven, gas stovetop and canopy range hood as well as a Beko dishwasher. The large laundry offers plenty of storage as well as the roomy cupboard under the stairs making use of this home's clever and thoughtful floor plan. Head up the carpeted stairs to the top floor that feels like it belongs to the main bedroom in its entirety. An upper level living area, expansive bedroom space with views of trees outside and a generous walk-in robe feel ultra luxurious. The open ensuite has a generous shower, vanity, and toilet - it all makes for a wonderful retreat to rest and recuperate from the world. Complete with a double lock up garage accessed via Karak Lane behind the home (a 'locals only' laneway) and reverse cycle air conditioning throughout, it's 7 star energy rating is thanks to its passive solar design; double brick, rooftop solar panels and a rainwater tank onsite. Booyeembara park and the Royal Fremantle Golf Club are a short walk away with an abundance of parks, communal BBQs and spaces nearby. The tight knit Valley community welcomes everyone making it the perfect area for young and old alike. Fremantle is only a short drive away with public transport options on your doorstep. Offering the very best of valley living in this immaculate home, there's so much to love about this property and fantastic location. FEATURES INCLUDE:- 4 bedrooms, 1 study, 2 bathrooms, 2 cars- Double storey, 290m<sup>2</sup> block- Immaculate build in 2018 by Residential Building- Open plan lounge, kitchen, dining- Kitchen features engineered stone bench tops, large kitchen island & filtered water on tap- Stainless steel appliances include Blanco electric oven, gas stovetop & canopy range - hood with a Beko dishwasher- Westerly outlook from dining area, treetop & sunset views- Small outdoor deck area at front of house- Ground floor; 3 bedrooms, 1 office/study, bathroom (with shower & built-in bath) and separate guest powder room- Upstairs; living area, main bedroom with walk-in robe & large ensuite with shower, vanity, toilet- Floorboards downstairs, carpets upstairs- Large laundry with good storage, additional under stair storage area- Reverse cycle air conditioning & ceiling fans throughout - Double lock up garage with shopper's entry, accessed via Karak Lane- 7 star energy rating; passive solar design, double brick, rooftop solar panels, rainwater tank- Community bore - NBN internet connection- Garden reticulation- 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: \$2,933.85 per annum (approx) Water Rates: \$1,486.39 per annum (approx)