

14 Karralika Avenue, Kalamunda, WA 6076



Sold House

Friday, 22 September 2023

14 Karralika Avenue, Kalamunda, WA 6076

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 2405 m2

Type: House



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This quirky family home is nestled in the picturesque Hills of Kalamunda, just off Orange Valley Road. Timber and slate, raked high ceilings and split level living will tickle your fancy if you are a 60's character seeker. This charming brick and tile home was built in 1967. The floorplan allows plenty of room to accommodate a growing family. The entry level pricing for a home on over half an acre in this tranquil location indicates there are improvements to be made to suit a modern family of today. This home has been well loved, it is very comfortable and was perfect for the current owner's family. They made changes to suit their lifestyle, adding a parents retreat wing to the home in 1976 (shire approved). Bring your vision, gather up the drop sheets, colour sample charts, design ideas and create your perfect family home. This place has good bones! There are two living areas, the spacious main lounge room boasts a high raked ceiling and steps down from the entry, adjacent is the dining area and a separate kitchen. This zone is the hub of the home, it opens out to the back patio sitting area and the garden. The second living area is accessible from the master bedroom and has been used for a combined living room/office space. In considering alterations a second bathroom addition is an improvement a larger family will welcome - an obvious spot to put it is where the decked outdoor area is positioned - this is where the plumbing runs, food for thought. The modernised kitchen features ample cupboard space and a newish dishwasher, the window looks out over the pretty backyard area. All bedrooms are a good size, due to the addition there are two master sized bedrooms. The master suite includes a bedroom with walk in robe and a step down to the spacious slated living area. Pot bellies warm the living areas and a split system air conditioner has been added. One of the standout features of this property is the outdoor area. The patio spreads across the back of the home and overlooks the extensive and terraced back garden. The owner sought to make her beloved gardening time more user friendly and recently added easy to navigate stairs, paths, raised garden beds and some auto reticulation. The garden offers a peaceful retreat, the perfect balance of relaxation and outdoor enjoyment and as well as a productive garden with fruit trees, a vege patch plus an abundance of bird life, this really is a hilly home. Convenience is paramount, and this home is ideally situated nearby to local schools, parks, shopping centres and amenities making it an incredibly desirable location for families. Furthermore, residents have the pleasure of exploring and appreciating the nearby hiking and biking tracks and other stunning natural attractions, providing ample opportunities for outdoor enthusiasts to revel in the surrounding hills. Overall, 14 Karralika is positioned to take advantage of the Hills natural beauty. With its unique design, spacious interior and vast outdoor living areas, this home offers a truly idyllic lifestyle. Don't miss your chance to make this Kalamunda treasure your own. Contact me today to arrange a viewing!