

**14 Parkway, Swan View, WA 6056**



**Sold House**

Sunday, 13 August 2023

14 Parkway, Swan View, WA 6056

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 2023 m2**

**Type: House**

**\$1,210,000**

\*\* if using an Apple iPhone for maps to locate the property type in 14 Park Way (2 words) Private Viewings by Appointment Only We see a lot of houses. Regular family homes, large properties with no expense spared, and sweet little starters we know folk will be gleeful to have found. So many investment opportunities. So many renovation choices. So many good houses. And copywriter writes about 20 listings a month for us so she sees a lot of houses too. There are not many she emails us immediately about - and then this one. What is it about this house? Is it the perfect and considerate finish of every square centimetre of the place? From the dazzling kitchen to the spectacular views from every carefully placed window down to the multi-level 'rooms' of the backyard leading to the inviting pool? Yes, it's probably all of that. Is it the spacious design that doesn't once seem clinical and cold once paired with the warm wood? And even with all that open plan design, everything still feels connected. Yes, it's probably that too. Is it that it's so wonderfully located - central but not isolated - right in the sweet spot between bustling Midland and everything the nature of the Hills has to showcase. All while feeling secluded from the world behind large, native trees. Yes, it's absolutely that too. And it's 100%, amazingly, absolutely certainly the views. And the feeling of being a thousand miles removed from the rat race. And the peace that comes with a Main Wing (semi-separate from the rest of the house!) It might also be the bathrooms look like they've magically sprung from a Pinterest board, there are 5 bedrooms so a growing family isn't all in each other's business (even if there's working from home happening), and even the laundry looks like somewhere you'd actually want to spend time! It's the promise of every Summer sitting under that massive pergola with a cold glass of something good, considering whether you should next pop back into the pool or lounge under the air con and soak up the inspiration from the outlook, maybe later whipping up something delicious in the stunning, fabulous kitchen for the neighbourhood get-togethers with surrounding families you'll love getting to know. Features Include: Fantastic brick & tin family home with all the bells & whistles Originally built in 1991 then extended & renovated 5 lovely bedrooms, all with pretty outlooks 2 modernised bathrooms Semi-separate Main Wing includes Main bedroom with walk in robe, direct access to outdoor sitting area, gorgeous outlook to the atrium & gorgeous ensuite Parent retreat or living space with French doors Large guest/grandma/young adult room with bay windows & views to the atrium Beautifully renovated central kitchen with stone benchtops, plethora of storage, large island with breakfast bar, dishwasher, Richmond Deluxe Belling stove with 3 ovens in one, rangehood, large deep double sink & soft close drawers plus views! Wooden floors, plush carpets, Plantation shutters, lovely lighting & honeycomb blinds throughout Open plan dining area with wrap around walls of windows capturing the views & wooden lined feature cathedral ceiling & fan moving through to informal living space Family room with brand new Arrahoale Swagman slow combustion stove 2 large bedrooms with built-in robes & views 5th bedroom or study/home office Stunning modern family bathroom with floor-to-ceiling porcelain tiles & free-standing bath Delightful laundry with floor-to-ceiling porcelain tiles, and ample storage & bench space Pretty lush atrium - lights up at night with smart lighting Security doors Ducted reverse cycle air conditioning throughout Solar panel system Solar hot water system Wrap around verandahs Multiple sitting areas inside & out with extensive paving Pretty terraced gardens - fully reticulated - changing throughout the seasons featuring numerous fruit trees, beautiful rock walls & steps Incredible below-ground pool area with waterfall, pool lights & huge pergola Powered shed plus minor garden shed Parking for 4 cars Free standing brick & tin double car garage with storage space, electric sectional door Concrete driveway, with sensor-controlled driveway lights Stunning views through to John Forrest National Park Lots of wildlife including echidnas, bandicoots, local birdlife & the extended family of kangaroos who love to visit On 'local traffic only' street with brilliant neighbours who throw a legendary Christmas get together! 2,023m<sup>2</sup> lot If you can ever drag yourself away from your own property, you'll find a wealth of things to do really close by. If you have sport-lovers in your crew, the Pavilion at Brown Park offers everything from football to ballet and yoga to rugby, plus daycares, schools, and medical centres. Tennis courts, basketball rings, batting cages, and a dog exercise area (used for RSPCA training, should your furry friend need to learn some manners) are all right here - practically on your doorstep. There's an active youth group and community centre, and even a toy library, should you have a little one at home. Of course, you're right beside the gift that is John Forrest National Park (that's what you can see from your windows!) so any time you need to get out into the fresh air, it's right there waiting for you. And if you need to get further afield, it's only 30 minutes straight into the CBD and 15 minutes to the airport, knowing you'll get to come home to the haven this house offers. We think a whole lot of people are going to adore this house, so get in quick! For more information on 14 Parkway Swan View or for friendly advice on any of your real estate needs please call Sarah Morgan on 0418 908 399