

**14B Crayden Road, Kalamunda, WA 6076**



**Sold House**

Wednesday, 12 June 2024

14B Crayden Road, Kalamunda, WA 6076

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1267 m2**

**Type: House**



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**\$620,000**

Tranquil and very private, this two bedroom, one bathroom duplex is hidden away from the road and surrounded by established gardens filled with native plants, mature trees, and an array of outdoor entertaining areas. The property also features a separate independent studio/granny flat, perfect for guests, teenagers, a home business, or extended family. Situated on a generous 1267sqm block, there is ample space for potential additions such as a larger shed, a pool, or an extension for more bedrooms (subject to council approval). The property offers plenty of parking and side access to the rear garden, with a shed completing the outdoor amenities. This serene home, nestled among the trees, provides a fantastic lifestyle with excellent local amenities. It's ideal for first-time home buyers, young families, investors, downsizers, or those seeking rental or Airbnb income (subject to council approval).

**Main Residence:**

- 2 bedrooms, 1 bathroom
- Main bedroom with built-in robes
- Second bedroom or formal dining room
- Living room with access to a private courtyard
- Family bathroom and separate toilet
- Retro kitchen with electric cooktop and oven
- Laundry with outdoor access
- Timber floors in the lounge and kitchen
- Carpet in the main bedroom
- Two split system air-conditioners

**Studio/Granny Flat:**

- Open-plan family/dining/kitchen/bedroom area
- Kitchenette with combined laundry
- Bathroom
- Split system air-conditioner
- Built-in robes
- High raked ceilings for spacious living
- Decked patio with artificial lawn

**Outdoor Features:**

- Large undercover patio with café blinds
- Private front courtyard
- Fenced with lockable gates for added privacy and security
- Established gardens with trees and garden shed
- Big shed / Garage
- Ample parking, including rear garden space
- Room for a caravan, boat, and additional storage

**Block size:** 1267sqm in a prime Kalamunda location

**Location:**

- Easy walking distance to shops, transport, and schools
- Proximity to Kalamunda Glades Shopping Centre and Town Centre
- Nearby public transport, parks, and nature trails
- Approximately 30 minutes to Perth CBD and 15 minutes to the airport

**Outgoings:**

- Water Rates: \$420 pa (approx.)
- Council Rates: \$1,725 pa (approx.)
- No strata management or strata fees

Don't miss out on this incredible opportunity! For more information or to arrange a viewing, please contact Susanne Broido at 0499 770 237. Please Note: Some of the photos in this listing have been virtually staged to help you envision the potential of the spaces. The original windows and doors have been kept the same to provide an accurate representation of the property's layout and design. These enhancements are intended to give you an idea of how you can utilize and furnish the rooms. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.