

15 Maguire Road, Helena Valley, WA 6056



Sold House

Thursday, 21 September 2023

15 Maguire Road, Helena Valley, WA 6056

Bedrooms: 3

Bathrooms: 1

Area: 1024 m2

Type: House

\$565,000

If you find yourself drawn to places and things that have a past, if you have a passion for the rich history of the foothills and a deep appreciation for the art of preserving and cherishing the stories held between 4 walls, if you find yourself skipping new builds and newer homes that are all sleek and clinical - you might just fall deep in love with this gorgeous property. This 1940s character home in Helena Valley isn't just an ordinary home in a regular suburb, it's a fantastic blend of a bygone era standing in a neighbourhood long sought-after for family friendliness and super convenience. Inside, the warmth of Jarrah floorboards and slate flooring are perfectly paired with soaring high ceilings, giving a sense of grandeur that is seldom found in modern homes. The internal features are a tribute to its vintage character with a spacious lounge area adorned with beautiful French doors leading to the verandah, cosy kitchen with freestanding oven, and a generous meals and living area warmed by a large, slow-combustion fireplace. The primary bedroom has its own old-world charm with an annex (modernised with split system air con) and the second bedroom provides separate access to the verandah (perfect for semi-independent young people who would like to come and go without bothering the rest of the household) while the third bedroom boasts pretty views of the backyard. While much of the home remains true to its origins, the family bathroom has had some reno-love with recent retiling still in keeping with the vibe of the Jarrah-clad bath and wide, Jarrah-framed windows letting in oodles of natural light. Features Include:• 1940s character fibro, timber & tin home• 3 bedrooms• 1 family bathroom with new tiling, Jarrah-clad bath, slate floors & large window plus WC• 2nd separate WC with powder room• 2 living areas with flexible floor plan• Jarrah floorboards & slate flooring throughout• Soaring high ceilings• Big lounge with beautiful French doors to verandah• Cosy kitchen features free standing electric hotplate and oven, sink, tiled kitchen bench & pantry• Meals & living area adjacent to kitchen with ceiling fan and centrally located large slow combustion fireplace• Good size primary bedroom with ceiling fan and its own annex with split system air conditioning - use the annex as a nursery, a parents retreat, a study/home business or a dressing room• Large bedroom 2 with ceiling fan and separate access to verandah• Cosy bedroom 3 offers views to backyard• Ducted evaporative air conditioning throughout most of home• Rear paved alfresco• Shed with drive-through access• Pretty established front garden• Huge rear blank canvas backyard• Fully fenced• Lovely views to the Hills from front verandah and backyard• Fully fenced & pet friendly• Huge 1,012m² blockOutside, you'll find a paved alfresco area out the back and shed with drive-through access, ready for you to turn the backyard into the garden of your dreams. It already comes fully fenced for the safety of your young children and furry friends. The front garden is already a dream with winding wisteria over the verandah and climbing roses dotted about. This lovely old home, although in need of loving care, holds incredible potential for someone with an eye for timelessness and the passion to preserve its history. Nestled in the picturesque Helena Valley, this home really does offer the vibe of living in the countryside while providing easy access to shops, schools, a great bakery, local GPs, and endless opportunities to explore the outdoors - quarries, reserves, bike trails, and walk trails. Midland and the CBD are within easy reach too, with Midland only 9 minutes drive away, airport about 15 minutes and the Perth CBD only 30 minutes from your doorstep. Embrace the past and secure your future. **** Note ****The seller undertook a recent structural building inspection which found 2 issues considered major defects as defined by AS:4349.1-2007 (Australian Standard for Building Inspections) which are:• 6 stumps should be replaced (approximately \$500 per stump); and• When the new roof was installed in 2009 the installers used an alternative tie down method, not as per the building license approval, which is considered by the sellers inspector to be non-compliant (approximately \$1,500 to rectify).The building report will be made available to all buyers.Any offer will not be subject to the seller rectifying these two issues, this part of the sale is 'as is'. All normal plumbing and electrical warranties will apply, a termite inspection as a condition of an offer will be presented. For more information on 15 Maguire Rd Helena Valley or for friendly advice on any of your real estate needs please call Sarah Morgan on 0418 908 399