

150 Reynolds Road, Mount Pleasant, WA 6153



Sold House

Saturday, 17 February 2024

150 Reynolds Road, Mount Pleasant, WA 6153

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 362 m2

Type: House



Thomas Jefferson Wedge

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Contact agent

Must-See: Luscious greenery, Spacious Family Home & Nearby River - A Lock-Up-and-Leave For The Travelling Family Fully reticulated graceful gardens, generous separation of family spaces, gentle river proximity, and the convenience of a solid lock-up-and-leave home make this property one that you just shouldn't second guess...just go for it!

THE RESIDENCE Step into luxury and comfort with this exquisite four-bedroom double storey home, featuring a ground-floor master bedroom. "Good separation" is a buzzword often spoken in today's market, and this home has it in multiples: Downstairs has a living room and family room, plus a third living space upstairs so everyone in the family can stay close together, but be apart. Not only that, your alfresco provides a huge amount of gathering space that can be used all year round, with a picturesque balcony overlooking the gardens westward for those needed moments of quiet and solitude.

THE LOCAL Educational Proximity: Nestled within the prestigious Mount Pleasant area, this home offers proximity to renowned educational institutions. Families will appreciate being within the catchment area of Mount Pleasant Primary School and Applecross Senior High School.

WHAT'S INSIDE x4 Bedrooms x2 Bathrooms x3 W/C x3 Living Areas: Family, Lounge, Activity x3 Off Street Parking Spaces x2 Floors (Ground Floor, 1st Floor) x2 Car Garage parking x1 Double Door Large Entry Foyer x1 Study Nook/Home Office Space x1 Alfresco x1 Balcony x1 Fully Enclosed Garden x1 Laundry x1 Store Room

Indulge in the spacious interiors spanning approximately 214m². From the moment you enter, you'll be greeted by a sense of grandeur and style, and a sense of peace and calm as you step through the frangipani canopy before you enter the front door. The open-plan living areas seamlessly flow into each other, creating the perfect space for both relaxation and entertainment. The functional kitchen is so easy to work in, equipped with a large countertop and breakfast bar, and ample storage. Excellent for serving!

The benefits of a downstairs master with fully renovated ensuite are formidable: If stairs are or will ever become an issue you can easily live on one level. Multi-generational families always request this feature. Also on the ground floor: the laundry room with access out to the drying area. Upstairs you discover an entirely new level of living space leading out to the garden view balcony. This welcoming space includes a nook for a home office or study desk. Both so important for modern families.

Three additional bedrooms, each with fans and reverse cycle ducted A/C and bathroom with spa bath and shower will suit your growing family with ease.

OUTDOORS & MORE: Step outside to discover a private outdoor haven, ideal for alfresco dining or simply unwinding in the sunshine. The low-maintenance yet lush garden provides the perfect backdrop for outdoor gatherings or morning mums's groups for the bubs to play on!

The double garage is exactly what you need to keep your car looking schmickey after a car wash and wax, and keeping all your gear safe and secure when not in use. Also included in the sale is the Asko dishwasher and dryer, as well as the External CCTV security cameras and external perimeter alarm. On the roof there are 14 x 370w panels of solar on both the east and north facing sides, yet not visible from the street frontage, with a 5.2kw SMA inverter. Perfect for a clean and tidy street view!

A detail often overlooked is the insulation, but not here! Gold standard yellow batts in the entire roof & garage for cooling in summer & warmth in winter. In touch with the world? The property is NBN connected so you won't miss a news story, zoom meeting or family post.

WHAT'S THE AREA LIKE? Situated in the desirable zones of Mount Pleasant Primary School and Applecross Senior High School, this property also offers easy access to a variety of private educational institutions. A short distance from Deep Water Point, this location is surrounded by an array of cafes, dining options, and retail outlets. Benefit from easy access to the freeway, ample public transportation options, and the nearby Westfield Booragoon Shopping Centre for all your shopping needs. With picturesque parks like Blue Gum Reserve and the Swan River nearby, outdoor enthusiasts will delight in the abundance of natural beauty that surrounds this premier location.

INVITATION TO EXPERIENCE Embrace a lifestyle where luxury meets convenience. Whether you're relaxing at home, utilising the river proximity or exploring the vibrant neighbourhood, every moment promises to be unforgettable. Don't miss the opportunity to make this lovely home your own. Contact Thomas (0416 657 300) to secure your slice of Mount Pleasant paradise today.

COSTS TO CONSIDER City of Melville Council Rates: \$2,506.28 (2023/24) (approx.) Water Rates: \$1,486.39 (2022/23) (approx.)

DATA TO DIGEST: Zoning: R20 Primary School Catchment: Mount Pleasant Primary School Secondary School Catchments: Applecross Senior High School

DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities 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.