

1640 Coulston Road, Boya, WA 6056

THE AGENCY

House For Sale

Thursday, 16 November 2023

1640 Coulston Road, Boya, WA 6056

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1487 m2

Type: House



Sandy Anderson
0417995579

CONTACT AGENT

Welcome to TULACH-ARD meaning "high on the hill". Situated opposite the beautiful Boya bushland walk trails, this impressive Tudor inspired home offers the space, peace and tranquillity you seek from the Perth hills. Built in the 1980s, it invokes memories of England while providing privacy and separation with the ability to utilise the home in more ways than one. As a double storey home it offers many great features with 4-5 bedrooms, 2.5 bathrooms, formal lounge and dining, study, and the kitchen overlooking the front courtyard, perfect for entertaining. Outside there are two courtyard entertaining areas, horseshoe driveway access, carport, ample storage, and a separate free standing workshop. All 4 bedrooms are generous sizes with 3 upstairs and the additional 4th bedroom downstairs, along with 5th bedroom option a studio style room. The home provides excellent separation and depending on your living requirements would suit those with growing teens, elderly parents, or those needing a separate living area or a small self contained studio for visiting relatives or multi-generational living, as the 5th bedroom is a studio style set up that can accommodate a bed, living area, with small kitchenette and ensuite, plus has its own entrance. Some of the features of this delightful Tudor Home:

- 4 large bedrooms - 1 downstairs and 3 upstairs with BIR
- 5th bedroom option is a studio style that is self contained with kitchenette and bathroom and its own access along with a Jarrahdale slow combustion woodfire
- 2 bathrooms
- 3 toilets
- Kitchen with solid kitchen cupboards, dishwasher, and ample storage
- Formal lounge with Jarrahdale slow combustion wood fire
- Formal dining
- Study or sitting area
- Front courtyard with feature wall for privacy and pond
- Rear courtyard off the kitchen with storage area and gardens, undercover
- Double carport with secure access to the rear courtyard to access the kitchen
- Horseshoe driveway
- Rear free standing workshop solid brick
- Hardwood floors to main living areas downstairs, carpets cupboard and slate in the studio wing
- 2x Evaporative Air conditioners
- Gates to both sides of the drive
- Reticulation
- Built 1982
- Land 1487m²

The location provides option to a variety of shopping centres, restaurants/cafes near and in around Helena Valley and the Midland enclave along with access to key transport routes. You will love the serenity of this location and is a must see this weekend. 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.