

**17 Old York Road, Greenmount, WA 6056**

**Sold House**

Tuesday, 15 August 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2668 m2**

**Type: House**



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**\$845,000**

Welcome to this tranquil property tucked away down a private driveway, offering breathtaking views of the rolling Perth hills and the serene Swan coastal plain. A true oasis of tranquility, this stunning property boasts an energy-efficient home built with Insulated Concrete Framework (ICF) and additional ceiling insulation, coupled with double glazing for exceptional heating and cooling efficiency and remarkable noise reduction. The home also has 20 solar panels on the roof for reducing your electricity bills. Upon entering the home, you'll be captivated by the soaring timber-lined ceilings and mezzanine levels above the rooms, offering ample storage space or the possibility of creating extra rooms with minor adjustments. The inviting slate flooring throughout adds warmth and character to the living spaces. The home's contemporary design and functional layout immediately capture your heart, and while the photos are impressive, they don't do justice to the property's eclectic beauty. Numerous courtyards dotted around the home invite you to enjoy an early morning coffee or a peaceful sundowner after a busy day. The front of the house features a large lounge area with polished concrete floors, timber-lined ceilings and a mezzanine level accessible via pull-down stairs for additional storage. Adjacent to the lounge, you will find the master bedroom, offering ample space and a quaint courtyard with breathtaking views over the Swan coastal plain plus the privacy of the cottage garden surrounds. This bedroom also features a gorgeous ensuite complete with a shower, a vanity and a toilet plus a walk-in robe. The Mediterranean-inspired kitchen boasts a picture window that captures the stunning view of the above-ground pool and the hills beyond. A slow combustion wood heater warms the open-plan living and dining area during cooler months, while during Summer, opening up the doors allows a refreshing breeze to flow through the home. Another quaint courtyard opens up from the living area inviting you out to enjoy the morning sunshine. An open study, which can be easily converted into a fourth bedroom, sits behind the living area. Completing the home is a wing which contains the third bedroom, a fully renovated bathroom, and a laundry. The bathroom conveniently opens up to the pool area, making it easy to freshen up after a swim. Entertaining is a delight, with the central pool easily accessible from all parts of the home. A large deck surrounding the pool offers picturesque views of the hills. Apart from the main deck area, there are numerous spots around the property that allow for large gatherings or intimate dinner parties under the stars. The whimsical garden features a variety of fruit trees, herbs and vegetable gardens, with charming pathways leading to hidden spots throughout the property. One of the true gems of this property is the massive 9m by 6m fully lined studio at the back of the property, featuring two separate rooms and a split system air conditioner for temperature control. This versatile space could be used as a granny flat, a workshop or a teenagers retreat with easy access from the side yard, making it independent from the main dwelling. To truly appreciate the full potential this property offers, it must be seen in person. Don't miss the opportunity to experience the serenity and beauty of this unique home. Here are just some of the many features this beautifully bespoke property has to offer:- A secluded property located at the end of a long driveway behind another home-ICF built home with extra ceiling insulation plus double glazing on some windows and doors-Low maintenance front yard with mature trees and raised gardens-Parking for two cars behind each other under a shade sail-Contemporary designed home built in 1991-Tranquil pond in the front yard-Front entrance has slate flooring and a timber lined ceiling to welcome you in to the home-Feature glass front door to let light in with a security screen -Large front lounge area with stunning polished concrete flooring -This room has a mezzanine level with pull down stairs and pine lined raked ceilings -This front lounge room has a door to the front yard -Split system air conditioning unit for temperature control in the front lounge area-The walls are rendered with a popcorn effect and are painted white -Master bedroom is super spacious with soaring ceilings and tranquil views over the garden -There is a glass sliding door out to the courtyard to enjoy morning coffees overlooking the spectacular views of the hills-The master bedroom has timber look laminate flooring -Great sized ensuite with a shower, a vanity and a toilet -The walk in robe comes off the ensuite with shelf and rail hanging-The ensuite and walk in robe both have slate flooring -Bed two is a great size with beautiful wooden windows and is located off the entrance hall-This room has lovely timber look laminate flooring as well -There are large mezzanine storage areas above the rooms. Some can be accessed by ladders-Gorgeous kitchen overlooking the pool and stunning views of the hills -Wall to wall glass picture window -Walk in pantry with side access cut out-Freestanding oven and cooktop-Funky Mediterranean inspired tiled splashback-Stone benches on two sides of the kitchen-Shaker style cabinetry with cupboards and drawers-Breakfast bar with a timber benchtop-Lovely meals area with timber sliding doors out to the pool area -There is a slow combustion wood fire in this open area plus a ceiling fan-Spacious family room adjacent to the meals area-This open plan area has soaring timber raked ceilings-Great outdoor courtyard off the family room-Open plan study area adjacent to the family room. This room could

easily be converted into bedroom four-A small hallway with a glass door leads to bedroom three, the bathroom and the laundry ---Bed three has a double built in robe plus a ceiling fan-There is also an open nook area for a bookcase in bedroom three-Bathroom has a walk in shower, a single vanity with two drawers and open linen cupboard with shelving-There is a courtyard out from the bathroom with gated access to the pool so you can shower without going through the home -There is a separate toilet next to the bathroom -The large laundry is at the very back of the home and has a double linen cupboard plus overhead cabinetry-There is a timber benchtop with a double sink plus room for a washing machine and a dryer -Access to the backyard through the laundry door -There is another private entertaining area with a garden shed with a lean-to behind it-Chlorinated above ground pool with decking around which is fully fenced -There is a shade sail over the pool for shade -There are pull down blinds half way along the patio overlooking the pool -Gorgeous cottage style gardens around the property-There are stairs from the pool area down to another level with a garden shed and a citrus tree-There are terraces going down to the bottom level of the garden -There are hidden gates that lead down to the studio -A massive 9m by 6m powered studio with two rooms can be found at the rear of the property-The studio is fully lined plus air conditioned for temperature control-The ceiling has been lined with timber for aesthetics and temperature control-There is a large lawn area surrounded by a variety of fruit trees and a little sandpit -Raised vegetable gardens in the bottom section-A wide variety of edible trees in the garden including a berry, a fig, a pomegranate, an avocado, several citrus, a lemon, a grapefruit and a few olives-Whimsical cottage garden with hidden paths and quirky nooks to spend lazy afternoons-The property continues slightly past the wire fence at the back -There is a bee hive in the back garden that can stay at the property- There is a back fence with a gate to access the studio area and the lawn area -20 solar panels on the roof to reduce energy bills -Solar hot water system -The property is on Mains gas and deep sewerageThis property really showcases what true Hill's living is all about. please make sure you come along to the home open as this one won't last long in this market.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.