

**18 Burrinjuck Road, Gooseberry Hill, WA 6076**

BEAUCOTT PROPERTY

**House For Sale**

Thursday, 13 June 2024

18 Burrinjuck Road, Gooseberry Hill, WA 6076

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 962 m2**

**Type: House**



Brian Conway  
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## **UNDER OFFER!!**

Sometimes you just happen to be in the right place at the right time, and this may just be your time! In recent years, Gooseberry Hill has been one of those suburbs that has been out of reach for a lot of buyers. So many families have been looking for a home in this tightly held pocket, due to its close proximity to Gooseberry Hill Primary School, local parks and your new favourite pizza hangout Embers Woodfired Pizza Restaurant. It's not easy to get into this suburb for less than a million dollars at the moment, so when a house does tick all of those boxes, you know it's going to be special (and probably not hanging around for long either). This home is the perfect starter family home. The gardens have been done up to add a lawn area, veggie patches and even a huge cubby house for the kids to enjoy. The garden is fully fenced and gated so you don't have to worry about children or pets. There's a huge shed and a 10,000 Litre rainwater tank that's pumped to the house to keep water bills down. Speaking of keeping bills down, the owners have also installed 6.6kw solar panels with Fronius inverter to soak up the Australian sun. This garden also has a number of new and established fruit trees. Nectarine, Blood Orange, Pomegranate, Feijoa, Fig, Lemon and most importantly a 30 year old Mango tree that produced over 350 mangoes last season! The home itself has a large living/dining area which has an abundance of natural light through its large window and skylight. The original dining area off the kitchen is currently set up as a playroom for the kids which makes it easy for mum and dad to get the meals ready while the kids play. The kitchen has jarrah cabinets and stone benchtops along with a good sized pantry. This open plan kitchen area opens onto the massive patio area (approx. 77sqm) overlooking the well laid out back garden. The rest of the home has a king size master bedroom and 2 very good sized double rooms. The bathroom has a separate shower and bath and it's just waiting for your own touch to take it from original 1970's and into the future. There's also a single car garage onto the house (which is currently set up as a gym) but can be used how you wish. The front of this house has a low maintenance water smart garden, with ample parking for 4 cars easily, and also side access to the property which allows for secure parking of a caravan or truck. All in all, this is the perfect starter home for young families in one of Perth's most sought after suburbs. To arrange your viewing, Call Brian Conway on 0451 781 943.