

# 18 Powderbark Close, Jarrahdale, WA 6124

ACTON

belle  
PROPERTY

## House For Sale

Monday, 4 March 2024

18 Powderbark Close, Jarrahdale, WA 6124

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 4046 m2

Type: House



Miles Walton  
0895502000



Jayden Lambert  
0895502000

## Mid \$900,000's

Perfectly positioned along a private driveway entrance at the edge of the state forest with direct access from the back gate to the Munda Biddi trail, you'll want to 'tune-in' closely to see this idyllic 'tune-out' location, set within the scenic and blissfully peaceful 'Chestnuts Estate' of the Jarrahdale hills. Spread over a generous 1 acre block with superbly established gardens, grounds and stand-out extra features, this property is incredibly unique from the front gate to the back. Expansively proportioned both inside and outdoors, here you've found a soothing place to relish for yourself on weekdays - yet with enough space to fill up with guests and entertaining on the weekends. Be careful though, they might always want to stay. With so much value on offer it's hard to keep the description brief, where the photos and video will show you more than words can tell - please read on for a detailed description before coming to experience it all for yourself! The residence: Reminiscent of a luxurious Tuscan villa, this superbly appointed and expansive family home has all the right credentials to suit a wide variety of living situations or family sizes. Living here feels like a holiday you can keep coming home to. What's most impressive about this extensive abode is the layout, flowing spaces lead to an enormously open and centralised living area with several living nodes adjoining the recently renovated kitchen, boasting glorious garden aspects wherever you turn your eye. That's right with over 273 sqm of internal living area spanning 4 bedrooms, 2 bathrooms, a study, private front lounge, open-planned family, dining and an additional large studio (or games) plus a central enclosed atrium alfresco - you can enjoy every inch of this home together or quietly escape to somewhere secluded. Secondary bedrooms are suitably generous with built-in storage and surplus space for extra furnishings, and each bedroom exhibits garden views and dreamy vistas. From the entry foyer - a sunken formal lounge and an adjacent study provide options galore for you to utilise these spaces to suit your own personal requirements. Reaching further into the floorplan you'll discover there's a deep connection to outdoor living with glass sliding door access to the atrium alfresco, and a separate entrance for the studio which could easily be converted into a granny flat or trophy games room. Entertaining space spills out from the atrium to the sweeping verandahs - shaded patio space wraps around the home and a dedicated bbq 'shed' equipped with power and water is the perfect spot to enjoy the landscaped surrounds in comfort while still being involved in the party. The great outdoors: Botanical splendour abounds in the stunning grounds and flowering gardens, synonymous with the Tuscan theme you'll be swept away by the harmony and pleasure of visiting birdlife from various tranquil settings designed for relaxation. Sprawling lawns edged by garden beds and a row of topiaried weeping mulberry trees create a sheltered yard and protection from the elements, inviting the local birdlife and a serene setting for unwinding. Water is a commodity and capturing as much as possible is the optimum goal here in the hills, where groundwater isn't really an option. There's scheme water connected to the residence, and the tank situation is well and truly covered here - what a win. The lush green landscapes are a testament to the water holding capacity on offer - with no less than 6 rainwater tanks collecting from the extensive roof coverage, providing ample supply for the greenery reticulation as well as a dedicated tank and petrol pump to feed the fire protection system installed for optimum peace of mind. Side access extends around the perimeter of the property with an excellent lay-down area and direct access to the 10m x 4m powered workshop, which is connected from the lean-to to the patio of the home ensuring shelter year-round. The chook palace is the highlight for the hens, fertilising and bug-picking around an established orchard of fruit trees. Take it from me the mangoes are sweet and juicy! What next!? With so much value and lifestyle opportunity packed into this superbly appointed property, you'll need to come and experience this masterpiece for yourself. Use the Email Agent option on this webpage and we will be in touch to arrange a suitable time - to show you your new lifestyle. Don't delay, get in contact with the Miles Walton team today.