

18 Sampson Road, Bunbury, WA 6230



Sold House

Saturday, 16 September 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 680 m2

Type: House



Denby Lynn
0897916880

\$885,000

Have you been looking for a 'unicorn' in the Bunbury real estate market? A good sized 3x2, with a great sized shed, located right in the heart of Bunbury, with space to park your boat or caravan and walking distance to all amenities? This immaculate home that is a modern mix of 1930's heritage and industrial style, with 'surprises' from front to rear may be just what you have been holding out for. The original 1935 double brick, jarrah floored section of the home features ornate and large detailed ceiling roses and has been completely renovated by an experienced building designer and boutique home builder. There are soaring ceilings throughout and the rear north-facing addition features a skillion roof, lined on the rake that reaches 3.6m at its high point. The 'American Craftsman' detailing on the front elevation and porch/lounge room gradually transitions to a more industrial style with modern finishes that provide a comfortable and inviting atmosphere and looks out onto a large garden. It boasts uPVC double glazed windows and doors, plantation shutters and extensive insulation upgrades. The well kept lawns and gardens that border the concrete driveway with parking for 6 cars, 2 under the partially enclosed carport area. There is an old jarrah barn door salvaged from the property that hides behind it a 3m long garden shed for all your lawn mowing/gardening needs. As you step inside, you'll be greeted by a large, bright and airy heritage-detailed living room, complete with shutters to the front windows (which are also 6.38mm laminated), split system air-conditioning. There is an exposed brick fireplace that has been converted into an entertaining recess and built in storage on either side. (Please note, the wooden flooring in this area will be sanded and finished with a polyurethane satin finish) Go through a custom built barn door to a passage that also features, wall mounted rails for the display of photos. There is a pull-down attic ladder mounted flush in the ceiling to allow easy access to the roof space. There is also a large, elevated store room area. This branches off to a well appointed laundry, 3 bedrooms and 2 bathrooms. The master bedroom is spacious and features built-in wardrobes in addition to the built-in bed head/bedside drawers that can be removed if not to your taste. The ensuite features a double sized shower area with an imported Italian tile mural and a 1200mm vanity with heated towel rail. There is also an enclosed toilet. The second bedroom is where you see the splashes of industrial style begin with 'metal look' wall paper, galvanized pipe/timber shelving and a raised up 'deck' area that the queen size bed fits on easily. There are storage cupboards at the front of this deck that provide a little privacy and storage with it opening up to 2m x 3m x 400mm high that can be used for all your storage needs. There is also a built-in wardrobe and desk area. The third bedroom features a built-in wardrobe, a built in desk with overhead cupboards and large bookcase as well as space for a single bed. The good sized main bathroom also features imported custom made Italian mosaics, with a double shower recess, 1200mm vanity and tall storage cupboard. Towards the rear of the home, you enter a good sized open plan kitchen, living and dining area complete with honed concrete flooring. The high raked ceilings with highlight clerestory windows instantly grab your attention. The kitchen is well appointed with an inbuilt dishwasher and stainless steel oven, ample stainless steel bench space, an 800mm induction cooktop with stylish splashback. The south side of the living area is lined with an office nook and 'drop zone', more cupboards and an entry to a huge pantry area. The large double glazed sliding doors invite you to the covered alfresco area. There is an outdoor sink and benchtop that are connected to the kitchen with a servery window. Plus a huge cupboard to hide your BBQ and a recess set up to take an outdoor fridge. The powered shed is impressive, being 9m x 6.7m x 3m high and is offset over the rear retaining wall. This leaves you with 6.5m x 6.5m of ground floor space that has clearance of 2.75m through the 3m wide sliding doors. The last 2.5m of the shed sits up on the wall, with a mezzanine deck area that ranges from 2.503m wide and 1.6m high. There is also a recently installed 6.6kva, 5kw inverter solar panel system installed that is battery compatible. There is plenty of shade for the kids to run around in, with soft leaf buffalo lawns and great screening trees from the neighbours. Don't miss your chance to own this one-of-a-kind home. Contact, Brent Spooner today on 0417 002 082!