

19 Robins Road, Kalamunda, WA 6076



House For Sale

Saturday, 9 December 2023

19 Robins Road, Kalamunda, WA 6076

Bedrooms: 6

Bathrooms: 3

Parkings: 5

Area: 3617 m2

Type: House



Pamela Abraham
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from \$999,000

PHOTOS | full photos tomorrow Friday 8 December 2023
OPTIONS | 4x2 residence plus 2x1 self-contained studio
IT'S A WRAP | pool, 9x6m workshop, 3 carports, 3 alfresco patios
FAMILIES | a lot of joy to be had here, run, play, swim, grow
LAND | so much room on huge 3617sqm with 2 street access
EDUCATION | optional Falls Road PS OR Kalamunda PS zone
SCHOOLS | selection of 6 schools/colleges within 4.5km
LOCATION | Orange Valley precinct just 2km to Kalamunda Village
It may be the flexible accommodation options OR the walled courtyard alfresco with a cool POOL for expansive ENTERTAINING OR the huge parcel of relatively flat land providing a myriad of uses OR the large WORKSHOP OR just this complete bountiful package which will appeal to you.
Most rooms in the MAIN RESIDENCE enjoy the delightful courtyard and pool aspect and offers comfort with ducted reverse air-conditioning, a cosy fire for winter, solar panels to keep the costs down and potential to upgrade the kitchen and bathrooms if desired.
The detached large STUDIO has been modified and upgraded with a generous STONE kitchen and class bathroom with a clever combo laundry and includes split system reverse cycle air-conditioning.
With room to run and play, your children's friends will always want to be at yours with the fully fenced zones or a choice of 3 under-cover patios when it is hot or wet to play their games or ride their bikes and I expect the pool will be great fun this summer.
The 'back paddock' which is over 1000sqm, to kick the footy, create a BMX track, establish a garden (lawn, veggies or more fruit) or build more infrastructure (chook house, sheds, accommodation etc - subject to the relevant approvals if required). This area has mostly 2m high fencing which may keep in the most active doggie!
PLEASURE and PRACTICALITY in this sought after Orange Valley precinct of Kalamunda and our wonderful Hills.
Please contact Pamela Abraham on 0409 581 008 for further information or to arrange your inspection.
MAIN RESIDENCE
brick & tile residence (c1974)
see floor plan
gracious elevation
pool & courtyard aspect from most rooms
online gas kitchen with gas hob, electric oven & dishwashers
slow combustion fire (2 way - living & meals)
ducted r/c A/C
solar panels (~5kW)
auto roller shutters (4)
gas hot water unit
STUDIO (self-contained)
brick & tile/metal roof (c1978)
see floor plan - approx 137sqm
gas bottles
class stone kitchen with gas hob, gas oven, electric grill & dishwasher
class bathroom (shower, vanity, toilet) combo laundry
split r/c A/C (3 units)
gas hot water unit
adjoining patio 2 and store
ALFRESCO COURTYARD
walled and private
below ground pool
salt patio 1
GROUNDS
3617sqm corner block
2 street access (Robins & Grace Road)
sealed semi-circular driveway at front
sealed and gated driveway to rear from both streets
oodles of open parking behind lockable gates
powered workshop/garage (9 x 6m)
double carports
single carport with 3 phase power plug
lockable sea container (6 x 2.4m)
fruit trees include lemon, lime, orange, fig, pomegranate, grape, plum
DISTANCE (approx)
900m Whistlepipe Gully walk trail
1.0km Kalamunda Senior High School
1.7km Kalamunda Primary School (optional intake zone)
1.8km Falls Road Primary School (optional intake zone)
2.1km Kalamunda Village (shops, pubs, cafes, markets, services)
3.0km St Brigids College
3.4km Lesmurdie Falls (waterfalls and National Park bushwalks)
3.7km Kalamunda Christian School
3.7km Ray Owen Sports Complex (basketball, netball, BMX, footy, cricket, bushwalks)
4.5km Mazenod College
14.5km Perth Airport T1
26km Perth CBD
We hope to see you soon!
Disclaimer :
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