

**194 Hartfield Road, Wattle Grove, WA 6107**

THE AGENCY

**House For Sale**

Thursday, 8 February 2024

194 Hartfield Road, Wattle Grove, WA 6107

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



Jessica Morrow  
0449651630

## OFFERS WELCOMED

Your Idyllic Special-Rural Retreat Beckons With only a matter of minutes separating its wide open spaces from the majestic Lesmurdie Falls National Park, this spectacular 2.5-acre (approx.) property sits behind double gates and is headlined by a commodious 4 bedroom 2 bathroom family home that has “relaxed foothills living” written all over it. Overlooking ample parking space and a plethora of picturesque established trees is a massive wraparound verandah that is the perfect place to sit back, unwind and embrace Mother Nature with a drink in hand. A large lock-up workshop with a connecting lean-to – or carport – is complemented by a nearby double carport, in front of a spacious pitched patio-entertaining deck, with an outdoor ceiling fan to help circulate the fresh air. There is heaps of room for a future swimming pool out here too, or even games of backyard cricket or footy, such is the amount of seemingly-endless lawn and yard space on offer. Inside, high raked ceilings grace a welcoming front lounge room that is separate from an expansive open-plan family, dining and kitchen area – tiled flooring, split-system air-conditioning, wood fireplace, ceiling fan, down lights, double sinks, subway-tile splashbacks, microwave nook, stainless-steel range-hood, gas-cooktop, oven and dishwasher appliances and all. Only inches away from the modernised kitchen, access out to the alfresco and decking is rather seamless. All four bedrooms are carpeted here, inclusive of an extra-large master suite where a ceiling fan and split-system air-conditioning unit meet a walk-in wardrobe and an updated – and fully-tiled – ensuite bathroom with a shower, toilet and vanity. The fourth bedroom (or potential study/office) has a central ceiling fan, whilst the fully-tiled main family bathroom has also been cleverly revamped over time to include a walk-in shower, a powder vanity, under-bench storage, heat lamps and more. Despite its sublime country-style seclusion, this vast acreage is handy to schools and shopping in Wattle Grove, several public-transport options, major arterial roads, the magnificent Hartfield Golf Club and also sits within arm's reach of top Perth hills' educational facilities – including Mazenod College and St Brigid's College in neighbouring Lesmurdie. Escape, explore, enjoy! Other features include, but are not limited to:

- Low-maintenance timber-look floors
- Functional laundry with a separate toilet, decent bench space and external access for drying
- Solar-power panels- External Generator included
- Skirting boards
- Security doors- Shed 6x9 with 3 phase power
- Huge rainwater tank
- Close to Lesmurdie Falls National Park and other majestic natural landmarks
- Handy proximity to restaurants, sporting facilities at Hartfield Park and the neighbouring Hartfield Park Recreation Centre
- Easy access to Welshpool Road, Roe Highway and Tonkin Highway
- Just minutes away from Perth Airport – via the new Forrestfield-Airport Link

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.