

# 2 Sandilands Avenue, Gelorup, WA 6230



## House For Sale

Wednesday, 12 June 2024

2 Sandilands Avenue, Gelorup, WA 6230

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 4691 m2

Type: House



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## Offers Over \$900,000

Provenance is important when it comes to investing in anything of value, especially your next home. In 1991 the current owners acquired this very generous 4,691m<sup>2</sup> lot and commissioned the construction of their Webb & Brown Neaves designed home. Since this time they have enjoyed the many features the property offers, so too have their children and grandchildren. The time has now arrived for new owners to assume the stewardship of this highly cherished property, creating their own great memories in the years to come. The double brick home of 240m<sup>2</sup> features four bedrooms, two bathrooms and three living areas plus a dedicated study. The master bedroom and ensuite are located at the front of the house, as too is the study and formal lounge area. A dedicated dining room area looks out to a small courtyard garden. Walking through to the heart of the house you will experience the pleasure of open plan living with the family and games room connected to the well-equipped kitchen that has views out to the splendid garden and underground pool area. And what's a games room without an inbuilt bar?! The log fire churns out winter warmth while the reverse cycle split system air conditioners keep the climate both cool and warm depending upon the season. The three minor bedrooms (two with built-in robes) are located at the western end of the house along with the second bathroom, a generous walk-in linen, laundry and second toilet. The house benefits from an standard electrical system that includes some special automation built in, including safety switches, smoke detectors and a 6kW Solar system. The magic continues as you step outside. The semi-circular hotmix driveway at the front of the house is a touch of class, and the sealed areas extend down the side of the property and created a large working/parking area in front of the shed. The powered shed is sizable, measuring 12m x 6m and hosts the 6kW solar panel system. The property runs Single Phase 250 volt power. The luxurious underground pool is enhanced with an extensive limestone paving and quality fencing. The generous back lawn completes the manicured area of the backyard and established natural trees and shrubs enjoy the remainder of the large block. The bore supplies quality potable water, mixed with rain water, to the property and the 2 x 25,000 litre water tanks provide ample storage when additional supply is required. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this material. Licensee: Barr and Standley Pty Ltd ABN 55 651 170 731