

**207/1072 Bernard Street, Mount Helena, WA 6082**



**Sold House**

Sunday, 20 August 2023

207/1072 Bernard Street, Mount Helena, WA 6082

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 4987 m2**

**Type: House**

**\$770,000**

The arc of family life is ever-changing; needs and priorities shift across the years. Finding a home that adapts to these changes is the first step in creating a solid centre where memories are made, 'firsts' happen, and everyone returns to mark milestones. This large Mount Helena home offers a flexible floorplan with multiple living zones, five bedrooms and plenty of potential to adjust to the changing needs of a growing family. Set on a gently graded 4987sq lot with a below-ground pool, a powered workshop and undercover parking for five cars, the home has a long history. The original portion was built in 1947. An sturdy shearing shed echoes the home's origins, while a wide bullnose verandah overlooking a grove of established fruit trees is a nod to the Australian vernacular. The land is approved for subdivision, adding further flexibility to sell off a parcel or sell off the existing house and build on the vacant land. An idyllic Hills setting within walking distance of local schools, a short drive from arterial roads and moments from Mount Helena town centre gives this property long-term appeal and ensures its place at the heart of family life. Please note this is a Proposed Lot and not yet titled. This property is identified as Lot 202 (which includes lots 202 and 207 on the survey plan being sold as 1 lot). Titles are expected to be issued August 2023.

**SCHOOLS** 1.1 km - Mount Helena Primary School 1.3 km - Eastern Hills Senior High School 3.5 km - Sawyers Valley Primary School 5.9 km - Mundaring Christian College Primary 10.0 km - Mundaring Christian College Secondary School

**RATES** Shire - Water - \$270

**FEATURES** Subdivisible 4987 sqm lot Family home with a flexible floorplan Multiple living zones Open-plan kitchen meals family with SC fireplace Formal dining room Activity room Loungeroom with SC fireplace Playroom Jarrah floors High ceilings Bullnose verandah Powered workshop Shed and undercover parking for 5 cars Below ground pool Tree-lined driveway Walk to schools

**GENERAL** \* 5 bedrooms, 2 bathrooms \* Build Year: 1947 \* Block: 4987 sqm \* Built Area: 747 sqm (approx) **MAIN BEDROOM** \* Generous proportions \* Built-in robes **OUTSIDE** \* Driveway line with majestic gums \* Wide bullnose veranda \* Powered 162 sqm workshop \* Below-ground pool \* Paved alfresco entertaining \* 2-door garage \* Undercover parking for 5 cars \* Original wash house and shed

**LIFESTYLE** 1.2 km - Heritage Trail 1.3 km - Mount Helena Aquatic Centre 7.3 km - Mundaring Village Shopping 11.6 km - Mundaring Weir 23.5 km - Midland Train Station 23.3 km - St John of God Public and Private Hospital 30.7 km - Perth Airport (30-40 min) 39.2 km - Perth CBD (40-50 min)