

**21 Aristrade Avenue, Kallaroo, WA 6025**



**House For Sale**

Monday, 8 April 2024

21 Aristrade Avenue, Kallaroo, WA 6025

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 858 m2

Type: House



For Sale By Owner WA  
0488847018

## From 1.5 Million - Subdivision Possible.

The Phone Code for this property is: 83186. Please quote this number when phoning or texting. Land size is unusual for the area in that, subdivision is possible. Beautiful Home with Exceptional Features and Potential! 600m from Beach with Country Living! - Close to Everything! Any time down the Track, Make Further Profit from that Golden Nest Egg, using the planned or other subdivision (Surveyed, New & Old lots strata with CP - plans to be given to the New Owner) Greeted by the Tallest Tree in Kallaroo Northshore streets is this property with 3 garages and 2 Car spots in driveway and 1 on the verge, this property is located on a Low Traffic Wide avenue with Underground Power at an EXCELLENT LOCATION such as: 600m from the Secluded Kallaroo Northshore Beach, 500m from Whitfords Shopping Centre, 200m from Bus Stop to Whitfords & Joondalup train stations to the Edith Cowan University, TAFE College. 500m to primary school, 750m to High school, surrounded by many breathtaking parks scenery. This Beach & Quiet Country-Feel House is also a Long Term Nest Egg with its possible Subdivision while still retaining the existing house with minor modifications. From an Elevated Position, you have Beautiful Sunrise Views while sitting on these coloured Pavers, under the Portico, with enough room for a cafe style for two! - as the Sun filters through this 120 degrees Splendid Inland View through the Tall Trees of the Valley 500m away. As you enter the house, you are immediately drawn to the expansive view of the Lounge - Dining area with a Planter box on your left with Beautiful wood, the Study or Retreat on your right. You can either sway to the lounge - Dining area to your left or keep going straight to the Master Ensuite bedroom first on your right and the Kitchen with its Immense but Cosy Country Kitchen . . . . . Connecting it through an Open Plan, to the Family room and though the Sunken Games room to the Sun room and Garden, with Features like High and Extra High Ceilings, Exposed Wooden Beams and feature Brick for the Country Style Kitchen. It is Climate and Environmentally Friendly too, both in Winter & In Summer. In Winter: with the Master Bedroom, a High Ceiling Open-plan Kitchen & Family room, All Facing North for maximum Winter Sun penetration. Also the Winter Sun penetrates the Beautiful and Functional 2m high Bay Windows of the Study Room (with Protection from the elements & Views to the Front Secluded Area Surrounding by Trees) and the 2m high Bay Windows of the Formal Lounge Room, which gives Uninterrupted views from the Couch to the street going down the valley and up again to an interrupted inland View of the Tall trees through which the Sun rises so Beautifully! Your daily highlight! In Summer, the Dining room, being raised from the garden level, gets cooled by the afternoon Southerly Breeze from the Ocean with air circulation provided through the Bay Windows, the Kitchen, and the Master Bedroom too. This Ocean Breeze, also cools the house entering into the windows of the Sun Room, through the Games Room and Flows All the Way to the Kitchen windows and the Family room providing a Beautiful Natural Air Circulation, helped by the Extra High Ceilings of the Games room and the High Ceiling of the Kitchen & Family room open plan. In Summer also, the Ocean Breeze also Cools the Backyard, and the leaves of its 10m High x 10 m wide Huge Leafy Tree Catch the Breeze from Above and Redirect it Downward to the Cooled Main Outdoor Open Area under the Shadows of that Marvelous Tree: It's a Country feeling in the middle of Suburbia - the best way to Unwind Whether in Summer or Winter, you would also Enjoy Relaxing Nights with Scenic Lighting Shining Up from under the three 15m tall trees, watching the lights through the leaves and reflections ... you would feel Transported with a Quiet Forest Feeling, still having the convenience of a covered patio equipped with Cooking and Kitchen facilities., for Quiet nights in or for Parties . . . . . and the Moon and the STARS above, which you can enjoy even better at the beach at night, as you take a 5 minute romantic midnight stroll to the beach, with open skies showing the moon in all its glory, colours and shapes ... and the Phenomenal Views of the Night under the Stars from this Secluded Beach, enhanced by the fact that there are No Visible Lights. You Can Enjoy the STARS & WONDER!

OFFERS from 1.5 million: \* a Master Ensuite Bedroom with Exposed Beams, North Facing Wide Windows with No Eaves letting the Maximum Winter Sun (as the Neighbours's property is lower) for natural cosy warming. You would wake up to the views of a Mulberry Tree in Planter Box, and the sight of a 8m high tree dangling some of its branches down. It has Both a Walk-in Robe AND Large Sliding Mirror Doors (behind which are full Height cupboards with robes ). It Features its Own Private Patio (10.7m x 2.5m) which can also open to the .... \* Partly private Front Garden area, with picturesque paving partly surrounded by trees, ideal for Entertainment with its elevated valley-facing views which features the most amazing sunrise views from the 2-person Cafe Style Portico as the sun filters through the Tall Trees 120 degrees View), in this high density Park Area where architecturally designed Multiple Parks with Playgrounds and Semi Forests Converge, up and down the Hills. Wake up to the Beautiful Sounds of Native Birds and Kookaburras! \* The Exposed Beam feel carries through the Master Ensuite to the High ceilings of the big Country Kitchen and the Open Plan Family room, which both have High Ceilings (2.9m). Refer to the House Plan which shows the architectural features of exposed bricks on top of

the wall separations (1m high) between the Kitchen and Family, and between the Kitchen and the 4c (2 steps) Sunken ..\* Games room (5m x 4.5m) again featuring the Exposed Beam at the Extra High Ceiling (3.3m), and spacious and breath taking expansive view from the kitchen through the Games and the 3-sides glassed up SunRoom to the Garden connecting to the Garages. (up to 14.5 m distance) making it: " !!! An Entertainer's Paradise !!! " The Family room gives access to a Side Garden and a Corridor leading to the 3 other Bedrooms, the Bathroom (Bath/Vaniy/Shower) and through the Laundry to a separate toilet and the PATIO Area as well. The PATIO (1.1m x 4m) includes an Outdoor Entertainment Area, which is Covered, Insulated and Protected from the Weather as it is Surrounded with 9m of Full Height Transparent Cafe Style BLINDS. The Pictures will Show you on one side: a Fridge, Pantry, a Separate Spice Cabinet, Hot/Cold Water Double Sink with an adjoining Kitchen Bench and Barbecue on Wheels. On the Other side, a cooking area with benchtop with a small upright Fridge/Freezer. The Lounge Area consists of a double Sofa, 2 single Sofas and 1 single Armchair, facing a 56 inches TV & cabinet. Adjoining is a 3mx2m Waist-High elevated Garden area with a Gate separation to the Clothes Line area and a little Paved area / gardens with Passion Fruit leaves / Netting provides a Natural Shade for that special Table for Two spot, and to pick your organic passion fruits dangling through the netting. This is also accessed through the Family Room with sliding Glassed door. The Double Garage is sunken and has access to the house through 4 garden Steps leading to the Sun Room and to a 3m x 2.5m garden area which is 0.8m lower than the Dining Room Level and could be ideally suited for a Outdoor SAUNA. Some MODIFICATIONS were made to the house as described in its original Floor Plan (Refer Picture).. These are: 1) Shown Carport is now a Garage as the empty space from it to the Neighbours Fence is now changed to a Single Car Garage which is 3m wide x 5.5m deep x 3m High with a 16.5 sqm Storage floor above it. This provides access to the back of the house, SunRoom and Backyard. This new Garage /Gate will be used to gain access to the subdivision project NEW LOT. 2) The open area Kitchen/Family/Games is closed in the sense that Plaster Walls now Separate the Kitchen from the Family, and the Kitchen from the Games room, with a door between the Kitchen and the Family room. This has been done for potential separation of occupants like AirBnB or others, 3) Ideal for a Teenager or Guest Retreat is the modification of the Games room which now has a double door to the Family room. A mezzanine wooden Floor has been put in the Games Room in order to have a King Size Bedroom / Study/ Cupboards on top and a Walk in Closet underneath (3.5m x 2.5m). The overall Extra High Ceiling Height of 3.3m is divided between the upper 1.7m Height and 1.5m under it. A staircase along the back side leads to it. A ceiling fan added under the exposed beams and Fluorolights. 4) Fencing added to separate the front and back patios (for Airbnb), and the Double garage access to the back. Items 2) & 3) can be removed after settlement and before handout, if requested. OPTION 2: From Day ONE, Additional uses can be: AirBnB, Short Term or Separate Family Accommodation - for the Front Study/Lounge-Dining, Country Kitchen/Laundry, Master Ensuite with private patio for Clothes Hanging and view to the Kitchen, an Entertainment Area opening to the Front Garden area with a Digital Programmable Thumb Entry and a Double Garage, and a car spot on the paved verge. - Separate Entry to the Back through a Third Garage, a Side Gate. and a Secluded Path through the garden to the Sun Room or the Patio area. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.