

21 Curtis Street, Lesmurdie, WA 6076



Sold House

Tuesday, 15 August 2023

21 Curtis Street, Lesmurdie, WA 6076

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 911 m2

Type: House



Chris Calpakdjian
0418905462

Contact agent

Stunningly situated on a spacious block right in the heart of Perth's rolling hills, this leafy locale plays host to a charming 3 bedroom 1 bathroom home that will enchant your loved ones with its warmth and character. A series of spectacular sustainability features grace the residence, from high-performance windows to roof-line double-glazing - and even solar panels on the roof for energy-efficiency. High raked ceilings are commonplace throughout, including within the sleeping quarters where the three bedrooms are serviced by a stylish bathroom with a bathtub, showerhead and vanity. Welcoming you inside and off the entry is a sunken open-plan family, dining and kitchen area, where most of your casual time will be spent. Soaring cathedral-style high ceilings, funky light fittings and reverse cycle air conditioner complement a breakfast bar for quick bites, off a practical kitchen that is bathed in morning sunlight and is graced by double sinks, a microwave nook, a dishwasher recess, a stainless-steel Bosch range hood and a matching stainless-steel Smeg gas cooktop and oven combination. A sunken and carpeted games room next door has a ceiling fan and overlooks the yard, whilst opening out to an intimate rear verandah deck that allows you to take in your scenic surroundings in total peace and quiet. It truly does double your personal living options in the best way possible. Beyond bi-fold and sliding doors off the main living space, a raised Jarrah deck and pitched entertaining patio up above comes complete with a fabulous open South African wood fireplace - or braai - that also overlooks a lovely, shady backyard with well-established gardens and heaps of room for kids to play and a trampoline. Also at the rear - and accessible via the gated side driveway - is a large 6m x 6m (approx.) powered double lock-up garage/workshop shed with a remote-controlled roller door and an adjacent 3m x 6m (approx.) lean-to, or potential single carport, that can be utilised for storage or whatever else you like. This sprawling property is close to all three of Falls Road Primary School, Kalamunda Christian School and St Brigid's College, the natural beauty of Lesmurdie Falls National Park, bus stops and comfortably sits just minutes from lush local parklands, shopping, community facilities and the heart of the old Kalamunda town centre. If a breath of fresh air is what you seek, then look no further - embrace the greenery, here! Other features include, but are not limited to:

- Freshly painted
- Quality solid Bamboo floorboards through the living area
- New bedroom carpets
- Tiled kitchen flooring
- Updated kitchen, bathroom and laundry spaces
- Large master bedroom with a ceiling fan, a double-door walk-in wardrobe and a leafy outlook to wake up to
- 2nd and 3rd bedrooms with ceiling fans and lush green window aspect
- Separate laundry, with ample storage space and a second entry/exit point
- Separate toilet
- Outdoor ceiling fan to the alfresco deck
- Double-glazed clerestory windows - openable to ventilate on summer evenings
- New high-performance low-e glass windows, including tall racks of louvers to also help ventilate on summer evenings
- Charming original brickwork
- Beautiful Jarrah wooden door frames, skirting boards and external doors in living and dining area
- Solar-power panels
- Security-alarm system
- Block-out blinds and curtains
- Security doors and screens for further summer-evening ventilation
- Strategic plantings and shading of windows
- Solar hot-water system - with an instantaneous gas booster
- Bottled gas to the property
- Two rainwater tanks - one with a pump for the vegetable patch
- Light-coloured Colorbond roof, with insulation and steel mesh gutter guards
- Three-phase power connected to the property's main switchboard
- Front tool shed
- Rear wood shed
- Splendid lemon, orange and mandarin trees at the rear
- Front fruit and nut trees mingled with native garden
- Additional single carport at the front of the property
- Ample driveway parking space
- 213sqm (approx.) of total living area - including the carports and garage
- Huge 910sqm (approx.) block with a fully-fenced backyard
- Built in 1971 (approx.)
- Minutes away from Mazenod College