

22 Blackboy Rise, Parmelia, WA 6167

CENTURY 21

Sold House

Saturday, 28 October 2023

22 Blackboy Rise, Parmelia, WA 6167

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 774 m²

Type: House



Danny Sharrett

0894932221

\$572,000

Now, this is something truly special! Presented to the market for the first time in 33 years, this much-loved 3-bedroom, 1-bathroom, family home has a lot to offer and is sure to pique the interest of this market. Enjoying an elevated position and split-level floor plan, the home offers uninterrupted views of the Darling Ranges, beautifully manicured gardens, and ample parking space, including room for your caravan! From the moment you turn into the driveway, every inch of this property exudes inviting warmth, making it easy to envision life within these welcoming walls. The gorgeous limestone facade adds to the home's unique appeal, as does the charming brick-paved driveway that winds past the double garage to the extra-height, gabled carport at the rear of the block. The entrance to the home is marked by a partially enclosed verandah, beautifully tiled with modern balustrades to offer a welcoming spot to greet visitors or to enjoy a morning coffee. Upon entering, you're greeted by a generous entry foyer with a timber staircase leading to the elevated lounge room on the second floor. The light-filled, living space takes full advantage of the property's location, providing east-facing, picturesque views from the windows. Remote shades are at your disposal to bring calm and privacy when needed. It's an excellent space for entertaining, complete with a built-in timber bar, an ornate chandelier, and split system air conditioning. Descending to the open plan kitchen and dining area, you'll find views of the beautifully tended gardens taking centre stage. The layout is spacious, accommodating a hutch and a 6-setting dining table. A modern kitchen with ample cupboard storage, a portable island bench, and a convenient dishwasher completes the picture. Sliding doors from the meals area open to a picturesque verandah overlooking the reticulated gardens and natural bushland beyond the boundary fence. The bedrooms provide comfortable accommodation, with the master bedroom offering access to the semi-ensuite bathroom. The tranquil bathroom boasts views of a private fernery and includes a corner bath and a separate, enclosed shower. Built-in robes and plush carpets grace the bedrooms for convenience and family comfort.

FEATURES:

- * Quiet cul-de-sac location surrounded by quality homes.
- * Elevated lounge room with stunning hills views and a built-in bar.
- * Open plan kitchen and dining with picturesque garden views.
- * Modern kitchen with a portable island bench, dishwasher, large pantry, fridge recess, and gas cooking appliances.
- * Generous master bedroom with mirrored robe and semi-ensuite bathroom.
- * Bedroom 2 with a large built-in robe.
- * Bedroom 3 is ideal for young children or as a study with a sliding robe.
- * Family bathroom with a corner bath, enclosed shower, and vanity.
- * Spacious laundry with full-length cupboard storage and a large workbench.
- * Split system air conditioning in the upstairs lounge.
- * Gas bayonet for heating in the kitchen/dining.
- * Lovely verandah with café blinds and views of the natural bushland.
- * Double garage with twin doors and shopper's entry into the home.
- * Extra-height carport built to house a caravan.
- * Small garden shed within the carport and a separate, lockable store room.
- * Separate, private outdoor toilet, ideal for outdoor work or entertaining.
- * Sun-landing off the rear of the home, originally built as a "hothouse," perfect for outdoor enjoyment.
- * Solar hot water system and solar panels to reduce energy costs.

* Alarm system. As for the location, it doesn't get much better! Situated in a quiet cul-de-sac on the Wellard border, you're within walking distance of Peter Carnley Anglican Community School and The King's College. Access to Bertram Road connects you seamlessly to the Kwinana Freeway, and Wellard Road leads you to Gilmore Avenue, providing easy access to Rockingham, Mandurah, and more. For added convenience, Wellard Square and the train station are just 1.5 kilometers away. Ready to make this spectacular property your new home? Head along to the home open and seize this unique opportunity! For more information and inspection times contact: Agent: Danny Sharrett Mobile: 0421 088 467

PROPERTY INFORMATION
Council Rates: \$473.74 per qtr
Water Rates: \$254.01 per qtr
Block Size: 774sqm
Zoning: R12.5/20
Build Year: 1990
Dwelling Type: House
Floor Plan: Available

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