

**22 Maud Road, Maida Vale, WA 6057**

**Professionals**

**House For Sale**

Wednesday, 12 June 2024

22 Maud Road, Maida Vale, WA 6057

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



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## Offers over \$1,800,000

For those looking for an impeccably finished home on the nest egg block, this is your golden ticket. This sensational property not only represents a perfect family home for the next 20+ years but also a strong investment into your future with a whopping hectare of land in an area bordered by housing developments. The extra value in this property lies in the extravagant high-end finishings and unseen costs that have been invested into the home and additions. The owners are so meticulous in their renovations and presentation, that there is basically nothing left to do for the next Buyer except move in and enjoy. Some of the features here include but are in no way limited to:

- A breath-taking new kitchen and scullery with porcelain benchtops and splashback with all new Bosch appliances including 2 ovens.
- New hybrid planking flooring throughout the main walkways of the home.
- Cosy gas log fire in the lounge area.
- Large study with built in cupboards.
- AV Jennings constructed a double brick home with 262sqm (approx.) of internal living space.
- Handmade Woodbridge bricks for the home and alfresco.
- 141sqm (approx.) of lined and insulated verandas surrounding the entire perimeter of the home.
- 3 Phase power for the home, workshop, bore and dam.
- Mains water and mains gas connected.
- 246L Enviroheat pump hot water system.
- Elegant full-length sheers fitted throughout the home.
- Oz shutters fitted to all windows in the home adding security.
- Very neat and clean bathrooms with new windows and glass screens fitted.
- 72sqm (approx.) of an entertaining alfresco area with stainless steel ceiling fans, external LED lighting, GPOs and Bozzy blinds fitted to enclose the whole area.
- 36sqm (approx.) fully enclosed spa area with in-ground heated spa, external LED lighting and GPOs. The Spa has two pumps, an aerator, a mains gas heater, 2 FM remotes and can seat 6 adults.
- All lights have been updated to LEDs and GPOs have been converted to Iconic switches. Not a cheap exercise at over \$100 each (over \$7,500 in total).
- Expansive 4 car brick garage with a workshop area at the rear with solid steel benches fitted. Plenty of ceiling space for mezzanine storage and the lighting has been updated to LED. 3 Phase Power is also available in the garage.
- Your own freshwater Dam is fitted with a 3kW Grundos SP9-13 Submersible pump mounted on a pipe pontoon. It supplies water to the main irrigation and is also fitted with an aeration system which operates on a timer system to assist in keeping the dam water healthy.
- The main irrigation system is a 24 station ICC Hunter system which can use either dam water or mains water for reticulating the lawns and garden beds.
- There is a 3 phase Lowara 4GSO7 0.75 kW Bore pump that pumps fresh water to the main dam. It has an automatic system that pumps 2.2 m3/h for 6 hrs, 3 days per week during the summer months only and a no-flow protection system fitted CALLED Pro-TECT 2E.
- The property has wind sails located on the driveway and at the back of the garage to prevent the strong winds from damaging the native trees. These cost \$25,000 to install.
- The circular bitumen driveway has been designed to take heavy transport vehicles.
- The solid steel front electric gate can be operated remotely and has an intercom system installed.
- There is a 5.0 kW Fronius System fitted to the main garage building with 20 x 325 watt Solar Panels.
- Internet connection is fibre to the node at 50mb/s.
- The ducted reverse cycle air conditioner was only fitted in 2023 and features the latest Air Touch 5 Control system so every room has its own temperature sensor.

Block is zoned special rural and can accommodate a horse. This outstanding property also boasts a beautiful usable block with meandering gravel walkways weaving through the native plants, a firepit for the kids to roast their marshmallows, perfect lawns for kicking the footy and plenty of cleared space for the dirt bikes and cubby houses. This really is a wonderland for young and old to enjoy. As you can see the extra dollars spent on this home makes it a standout property in the foothills market, and in years to come I have a strong feeling these 10,000 sqm blocks close to the city will be the ones you regret missing out on. Contact Glen Newland on 0433 657 895 to make your offer. Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract. Scammers are actively targeting real estate transactions. Due to the increasing number of attempted frauds in our industry and in the interest of protecting your funds we will not provide our trust account details via email. Please contact our agency to confirm deposit details prior to doing any transfers. Aggressive behaviour and any form of verbal or physical abuse towards our employees will not be tolerated. Our teams are working as hard as they can, please be patient as we do our best to assist you.