

220 Kuramun Place, Parkerville, WA 6081



House For Sale

Tuesday, 28 May 2024

220 Kuramun Place, Parkerville, WA 6081

Bedrooms: 3

Bathrooms: 1

Parkings: 10

Area: 2 m2

Type: House



Adam Bettison

0893782555

From \$1,100,000

Have you had enough of the city lifestyle? Dreaming to get away to your own piece of land? Or want someone else to achieve that dream? 220 Kuramun may be the place for you. Situated on a quiet cul-de-sac with 5 acres of land of land, this charming house has massive amounts of living space not only inside of the property but also on the outside. Set back from the road and surrounded by trees, this house really is a 'private paradise' - and could be yours. Currently rented out, it poses an immediate and ongoing investment opportunity, for a family to live here and make the most of the bush retreat lifestyle. With stone slate flooring, high ceilings, a wooden kitchen design, and large living areas, this home presents a stunning interior, and an amazing bush location to top it off. Come and take a look at what could be your new home!

Property Highlights include:- Three-bedroom, one-bathroom home built in 1990- Sprawling 5 acre (2 hectare) block- Internal house floorspace of 228 square metres- Two sheds/workshops- Brick and metal build- Incredible dark slate flooring throughout- Solar panels on roof- Beautiful landscaping surrounding primary house- Exposed brick fireplace and a separate combustion heater!- Timber and exposed brick featured kitchen- Exposed beam vaulted ceiling- Combustion heater- Spacious back patio with views over surrounding bush- Large concrete water tank

Investor Summary:- Currently tenanted on a fixed term lease until February 2025, for \$675 per week- Market Rent for 220 Kuramun Place is approximately \$700 per week- HouseSmart is active in Parkerville and can provide high quality leasing and Property Management services throughout the course of sale and beyond settlement.

Originally built in 1990, this house has a rustic Australiana appeal to it, showcasing many quintessential house characteristics such as the wrap around verandah, tin bullnose verandah front, brick and tin build, and brick and tin build, and double wooden entry doors. There is massive amounts of driveway space to utilise, perfect for a caravan, boat, trailer or guest parking. To the back of the home, you have two sheds, with roller doors so that you can securely park away your car. Love tinkering, garden work or playing around with machinery or cars? These sheds provide all the room you need to enjoy your hobbies! As for the rest of the space, well that is up to you - it is a kid's wonderland for cubbies, play space and room to run around. Put a few garden beds up; or simply enjoy the native bird and animal life in the bush. With a huge 5 acres of space, the surrounding space allows you to enjoy the home and all that it has to offer. Parkerville is a suburb not too far away from the Perth city, yet still allows for block sizes that are not common in suburbia. Sit out on the front verandah and listen to the sounds of the birds in the morning, or out the back patio overlooking the garden and make the most of the peaceful lifestyle that this property offers.

Inside of the home you are welcomed by a tiled entry area separated from the living area. To your left of the entry area, opening up is the first family room, which is carpeted for comfort and features a decorative brick fireplace, overhanging ceiling fans, and large windows allowing plenty of light. From here you can access the formal dining area, which has a bay window design, and access to the kitchen area through a wooden door (featuring beautiful glass panelling). The kitchen is exquisitely laid out, designed with space in mind with an island benchtop to the middle, and side benchtops with a window overhead looking out over the surrounding greenery. There is a full layout of cabinetry, complete with a wooden design, and a large pantry offers room for all your food storage. Also featured in this kitchen is a built in oven, electric hotplates, double stainless steel sink, hooks for storage, and a large fridge space. Nearby to the kitchen you will find the informal meals area, which has a light hanging above to brighten up your dining table, and a window which is positioned perfectly to capture the natural sunlight. The second living area opens up from the kitchen - also has access to the entry area - and features high ceilings with wooden rafters; creating a wide, welcoming appeal. Windows stretch across the back wall letting in light, and an ornate wooden beam to the ceiling features decorative 'hang down' lights to liven up the room. Connecting this area with the kitchen, meals and laundry is the stunning stone flooring. The 'rock' slate tiling is captivating and really ties the whole place together. As for air conditioning, there is a split system to this living area, as well as a potbelly fireplace for the winter nights. There are three spacious bedrooms, with built in robes and a walk in robe to master bedroom. All three are carpeted, good-sized with room for queen beds, and have ceiling fans. There is also a gorgeous country styled bathroom with separate shower and full sized bath; and a laundry/utility room with lots of cupboards for additional storage space. To the rear of the property, there is a sizeable patio area with tin and 'skylight' roofing. This overlooks the established garden area - including an established rose garden area. Trees provide a good amount of shade over the paved areas, and there is room to extend the gardens even further. The house is on bore water, with a large rainwater tank as well, plus extra rainwater tank which could be used for the gardens. Parkerville is a popular suburb in the Perth Hills known for it's farming and bush areas, as well as a historical centre featuring a tavern, heritage railway trail, community hall, and parks. Popular for picnics and days out, Parkerville is

a very family-friendly suburb. For schools, Mundaring Christian College and Silver Tree Steiner School are around five minute's drive, and Parkerville Primary School at approx. 10 minutes drive. Nearby shops include Mundaring Village and Shopping Centre which features Woolworths, ALDI, and many specialty stores all covering your essentials - only around 12 minutes drive from the home! The Perth Hills is known for it's picturesque areas, arts centres and recreation areas. Come for a drive up and experience for yourself - nearby Hovea Falls, hiking trails, John Forrest National Park, and plenty of restaurants within the Mundaring area. This is not just house but is a 'home' - a place to settle down and call your own; with room to move about and not be bothered by suburbia. Are you ready to make this dream a reality?