

**24 Enid Road, Kalamunda, WA 6076**

**Professionals**

**House For Sale**

Friday, 17 May 2024

24 Enid Road, Kalamunda, WA 6076

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 2195 m2**

**Type: House**



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## Offers in the Mid to High \$1,000,000's

Every now and then, the perfect home comes along that can truly meet the needs of the whole family. Whether you're a chef, an entertainer, or a mechanic, 24 Enid Road is going to tick your boxes indoors and out. Meticulous thought and planning have gone into the entire 2195sqm (approx.) block to create a masterpiece of a property with absolutely no wasted space and a level of finish to rival the most prestigious hills homes. The extensive list of features here include:

**Inside:**

- 4 Spacious bedrooms, all with plenty of robe space
- Second storey loft/games room/teenagers retreat with wall-to-wall carpet, LED downlighting, gorgeous plantation shutters, built-in storage, and split system A/C
- Separate study or 5th bedroom if required
- Open plan living space with 38c and stunning gas fireplace, surrounded by a handmade Donnybrook stone feature wall
- Huge sunken theatre room with grand double door entry for the home movie nights
- Stunning solid Blackbutt flooring which has just been re-sanded and sealed
- Upgraded Corinthian doors throughout
- Oversized master bedroom with cathedral ceiling and walk-in robe
- Ensuite with separating door, luxury spa bath, floating double vanity with stone top, full height tiling, big walk-in shower and separate toilet
- Games room with built in Yamaha speakers and double stacker doors with entrance to alfresco area
- Laundry features a huge walk-in linen and a separate toilet
- Impressive guest bathroom with big walk-in shower, double vanity, plenty of storage and bathtub
- Designer chefs kitchen with twin plumbed Fisher and Paykel fridges (fridges can stay), coffee nook, stone bench top, LED lighting under cabinetry, large walk-in pantry, 2x Bosch ovens, built in microwave, Bosch 6 burner gas cooktop and integrated Bosch dishwasher
- Ducted and split system air-conditioning throughout
- RING security camera system installed
- Extra storage under stairwell

**Outside:**

- Entertainers alfresco area with cedar lined roof, café blinds, ceiling fans, outdoor heaters, built in BBQ and kitchenette with two fridges, stone bench top, poured aggregate and timber deck overlooking the backyard and pool
- Stunning saltwater pool with poured aggregate and recessed pool blanket box that retracts into the ground
- The ultimate 12m x 10m (approx.) powered workshop with sealed bitumen driveway for easy access - door height 2.4m
- Half the workshop is insulated and closed with rubber matting so can be used as a gym or teenage retreat
- Portico entry with cedar lining and poured aggregate
- Double lockup garage with shopper's entry
- Extensive retaining and rock walls giving the elevated block usable space
- Cleared parking area next to the shed for the boat or caravan to reside
- Reticulated and flat grass area for the kids Funky Monkey bars to go

**Extras:**

- Oversized 1200mm entrance door with keyless entry
- Full retic to all gardens and lawns
- Various established fruit trees around the property
- Solar panels and invertor installed to keep the power bill low
- Instant gas hot water system and mains gas connected (no bottles)
- Upgraded gas lines for better flow
- Plenty of backyard and decorative lighting for night entertaining and security
- Freshly painted house inside and out
- Full rendering around the house and gorgeous street appeal
- NBN ready
- Ethernet cabling to many rooms
- Shade sails over the decking area
- Water tank that catches the shed runoff and pumps up to a tap at the house
- Basketball ring for the kids (or big kids)

As if the home wasn't perfect enough it also sits at the end of a very quiet cul-de-sac street amongst great neighbours. The roadsides onto a nearby park and reserve where the local kids catch yabbies in the stream and there is plenty of room to kick the footy. This really is an ideal location to raise your family. With everything this property has to offer, you can see why it's not expected to last long. Contact Glen Newland or Margie Reid to book your inspection. 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.