

**26 Noel Street, Helena Valley, WA 6056**



**Sold House**

Friday, 18 August 2023

26 Noel Street, Helena Valley, WA 6056

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 3175 m2**

**Type: House**

**\$915,000**

Once in a blue moon you come across a property that not only offers the good life, but also the opportunity to invest in your future. Beautifully presented, with a touch of nostalgia and immense potential, this property is an absolute gem. And it's sitting on a sizeable block with an R12.5 zoning - so it's subdividable; providing options for future development. You can choose to keep the house on its current beautiful block, or keep the house and just split the block in two or explore the potential for a triple sub-division. The current owners have poured 31 years of love and renovations into this home, transforming it from a modest 1950s cottage into a family haven with no corner left uncared for. Every inch of this property has been carefully curated, from the extensive shed and workshop spaces to the beautifully landscaped gardens that feature an abundance of fruit and nut trees. Imagine indulging in homegrown produce throughout the year, complemented by vegetable and herb gardens. Inside the home features 4 bedrooms and 2 bathrooms, spacious kitchen and dining area, two living areas, and truly lovely outlooks from every window. A little extra charm works its way through the rooms thanks to the Jarrah and Marri floorboards and wood fire heater but mod cons aren't left behind - you have reverse cycle air con and solar panels to keep living costs down. You'll want to spend as much time outdoors, though, with the sparkling pool, Bali hut gazebo, and a hot outdoor shower! Always wanted to feel like you're on perpetual vacation? Now, you don't even have to leave home. Features Include:• 3175m<sup>2</sup> / Zoned R12.5• Sub-Dividable - keep house• Potential triple sub-division• 4x2 • Kitchen/Dining• 2 Living areas• Wood fire heater• Lovely outlooks from the windows throughout• Jarrah and Marri wooden floorboards• Entertaining area (patio)• Double car port• Enormous workshop• Numerous Fruits Trees, Lemon, Orang, Mango, Plum, Passionfruit, Mature Macadamia Nut trees, Apricot, Fig, Almond, Apple, Grapes all very productive• Reticulated Gardens front and back and side, plus separate Retic system for herb garden• Swimming pool, Robot cleaner, hot/cold shower plus Bali hut gazebo• Solar panels. • Three phase power, lights/underground power supply to both sheds/house. • Wood fire and reverse cycle air conditioning• House totally rewired 10yrs ago• Nesting boxes for birds in gumtrees on property , ducks nest in them and when chicks hatch they jump from nesting boxes to the ground (and survive!!!)• Water tank connected to separate misting system inside shade house. (20m x 8m)• Infinity hot water, gas . • Native garden area for birds, resident bob tail lizards and bandicoots. • All neighbours are friendly and have lived on the street for decades. • Barely any traffic down the road. • Driveway drainage and soak wells • 6m x 6m lockable yard and shack for a sheep or goat • Secure fenced yard for dog with underground escape prevention. Outside, there's ample space for all your toys, with room to park boats, caravans, trailers, and anything else you could think of. Nature lovers will delight in the abundance of wildlife - bandicoots, quendas, possums, and even a couple of generations of duck families come back seasonally to raise their young. An enormous garage/workshop is going to make every DIY enthusiast jump for joy. Meticulously maintained garden sheds and a huge shade house with misting retic, along lovely lawn areas with established gardens round out the bounty to be found in your own backyard. Everything else? It's close by - from Primary and High schools to early learning centres, local shops, and parklands aplenty. Kids can hop on their bikes and head off to the nearby skatepark, teens can jump on the bus and easily get to Midland to explore the shops or catch a movie, and the whole family can take their pick of nearby National Parks to connect with nature. Paradise found - where nature, space, and opportunities converge. For more information on 26 Noel Street Helena Valley or for friendly advice on any of your real estate needs please call Tonnie Rebbettes on 0414 364 327