

26 Trafalgar Road, Lesmurdie, WA 6076



House For Sale

Tuesday, 30 April 2024

26 Trafalgar Road, Lesmurdie, WA 6076

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2024 m2

Type: House



Pamela Abraham
0892932200

Guide : low \$1m's

Classic Homestead with Pool, Workshop, Cubby & Playground !BUSHLAND DREAMING | nestled and cosy in this comfy private retreatSTYLE FILE | verandahs, timber floors, wood fire, vaulted ceilingsLIFESTYLE | secret gardens, pool, hoops, playground, cubby, workshop !ENRICHMENT | scurrying quendas, birdlife, frogs, insects, chooksCATCHMENT | lucky - optional Falls Road or Lesmurdie Primary SchoolsEDUCATION | 6 quality schools & colleges within 3.5kmLOCATION | Western Lesmurdie super zone just 300m from escarpmentIf you have ever sat on the verandah of a HOMESTEAD with your boots off and maybe a glass of red when the first rains come, you know it is a very special treat. The sound of the rain on a colorbond roof is like no other, the amazing BUSHLAND DREAMING aroma that envelops you after rain on the magnificent marri and jarrah trees and seeping into the understory native vegetation is like no other ... I hope you and your kiddies and loved ones get to relish in the moment in this case, your slow combustion WOOD FIRE will be blazing and heart-warmingly beckoning you back inside.I expect many beautiful gatherings will be held at yours over the decades, spilling from the living zones with vaulted ceilings to the wrap VERANDAHS, fun in the pool, quiet chats on the secret decked pavilion while the kiddies are giggling on the PLAYGROUND and enjoying afternoon tea with their tea sets and little friends in the CUBBY. This is the life !The Homestead itself is warm and welcoming oozing Hills CHARACTER with vaulted ceilings and the open plan Kitchen/Meals/Family zone forms the HEART of the home, perfect for gathering after a big work and school day for family connection and graced with beautiful solid TIMBER FLOORS (we suspect Blackbutt). The outlook over the POOL and through to the trees and capturing lovely SUNSETS is very private and soothing whilst various living and alfresco zones provide for some space for all.You can start growing your veggies, collect some FRUIT and enjoy fresh eggs and the powered WORKSHOP (with vehicle access) provides for serious business or tinkering on your various projects. Reduce your footprint on this earth with solar panels, a rainwater tank and your own trees to produce your very own FRESH AIR environment.Located in Western Lesmurdie's super zone just 300m from the beautiful escarpment bushland of the Mundy Regional Park you have a choice of 6 highly regarded schools and colleges within 3.5km including Falls Road or Lesmurdie Primary School (optional zone for both), Mazenod & St Brigids Colleges, Kalamunda Christian School and Lesmurdie Senior High School - WOW spoilt for choice.Additional the fabulous Ray Owen SPORTS Complex just 750m up the road offers Basketball, Netball, the Footy & Cricket Oval and a terrific BMX facility. Many travel a long way for this venue every week with their kids. We would recommend your prompt attention to this character Homestead in a quality location.Please contact Pamela Abraham on 0409 581008 for further information or to arrange your viewing.THE GROUNDS2024sqm block with a 40m frontagebespoke auto gates to main drivewaypowered workshop• 7.4 x 6m• own gated access• wall A/C• securitybelow ground salt pool• cascading water feature• robotic pool cleaner• pool blanketdecked alfresco• includes shade sailrainwater tank• 15,000 litresauto reticulated garden• switch between tank & scheme watercubby houseplayground• monkey bars, swing• basketball hoop• lawn for playgarden shed3rd gate for rear accessplenty of parkingchook housefruit trees include• apple, mulberry, lime, lemonTHE RESIDENCEbrick and colorbond roof residence (c1986)double carport with storedecked wrap verandahsdedicated entrysplitted levelhills charactervaulted ceilingsfrench doorsopen plan kitchen meals family• slow combustion fire• solid timber floors (suspect Blackbutt)study, activity or diningliving, theatre or gamesmaster suite with pool & sunset views• ensuite & wir3 additional bedrooms (all birs)spa bathroom, separate toiletlarge laundry with good storagesolar panels (~3kW)solar hot water unitRinnai gas hot water unitducted evaporative A/Csplit r/c A/Csecurity screens (all doors and windows)CCTV & securityroller shutters (2)See You Soon !approx driving distances300m walk trails of escarpment bushland400m Bus Stop Grove Road750m Ray Owen Sports Complex1.2km Mazenod College1.3km Lesmurdie Falls (waterfalls)1.4km Falls Road Primary School1.4km Lesmurdie Primary School1.5km Lesmurdie Village Shops (Sanderson Rd)1.6km Lesmurdie Tennis Club1.9km St Brigids College2.9km Lesmurdie Senior High School3.4km Kalamunda Christian School4.6km Kalamunda Village15km Perth Airport T1 & T221km Perth CBDAll measurements and distances are approximate