

27 Karda Place, Yallingup, WA 6282



Sold House

Tuesday, 5 September 2023

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Bedrooms: 3

Bathrooms: 2

Area: 1 m2

Type: House



Rob Farris

0418956700

\$1,350,000

Asking Price \$1,395,000 What an amazing, tranquil, rural location, where you can enjoy all the benefits of the nearby world-renowned Yallingup and Margaret River region. Look at the places and venues within an approximately 7 kilometre radius: Bodhi Wellness Spa Retreat 1.5kms, Studio Bistro Art Gallery 2.5kms, Caves House Hotel and Restaurant 3.5kms, Yallingup Beach 5kms, Smiths Beach and Lamont's Restaurant, Swings and Round Abouts Winery, Naturaliste Wines, Credaro's Winery, Yallingup Woodfired Bakery, Deep Woods and Commonage Coffee, all within a short drive, so spoil yourself as a permanent resident, or with a Holiday Home for yourself and the family. The rural style designed house is elevated at the front of the property, with a northerly aspect overlooking 4.5 acres of environmentally pristine, Australian native bushland at the end of a quiet cul-de-sac. Take a walk to discover the beauty of the bushland, which gently slopes down to a small, fascinating, stone-bed winter creek, then it slowly rises up to the northern boundary. There is abundance of birdlife, including migrating black cockatoos and native fauna roaming freely through stunning native grass trees, marri and peppermint trees, plus a mixture of smaller trees and native bush, which is a paradise to relax and re-energise in, away from today's world of hustle and bustle. Walk into the home with high "raked cathedral ceilings" and windows that soar, from the front of the house through the living and entertaining zone and over the rear North-facing alfresco area that floods the house with natural light and amazing picturesque bushland views.

HOUSE FEATURES

- Very workable floor plan, with 3 spacious bedrooms, all with separation and a view.
- The extra-large master bedroom and ensuite, with spacious bathroom and walk-in robe has special bush views from the comfort of your bed.
- Two living areas, which are separated by a large feature floor to ceiling double-sided woodfire are perfect winter entertaining area for all family guests.
- The kitchen features an island work bench with gas cook top insert, Corian Stone Bench Tops throughout, and heaps of under bench and overhead cupboard storage space.
- The guest bathroom has a shower recess, classic bath, ceramic vanity, under bench cupboards and separate w/c.
- Good-size laundry, with plenty of linen storage space and access to outside clothes line.
- Picturesque north-facing alfresco area, accessible through double glass doors from dining area and sliding door from the kitchen, for ease of entertaining family and guests.

ADDITIONAL FEATURES

 - Tree-lined circular colourful loose local stone driveway to front of house.
 - Wireless NBN available, security alarm system installed.
 - Fujitsu DC inverter ducted reverse cycle air-conditioning and ceiling fans in living areas.
 - North-facing orientation, rear entertaining area.
 - Feature large timber poles throughout the front and rear verandas.
 - Hot and cold outdoor shower for after the long days at the beach.
 - Instantaneous gas hot water, room heating and cook top.
 - Dishwasher and under bench electric oven.
 - Composite timber flooring throughout.

OUTDOOR FEATURES:

 - Good-size feature blue and white coloured powered shed/workshop, with pot belly woodfire.
 - Some limestone rock retaining front and rear of the house.
 - Two large rain water tanks with over 200,000 litres capacity.
 - Established low maintenance gardens with some reticulation.
 - Quartz paving pathways around the house.
 - Privacy from neighbours with tree screening on the west side of house.

This very unique rural residential property is situated on one of the best bush blocks in the Yallingup area, with superb bushland setting and views. Make an appointment now to take a look and walk the property, or you will miss out on this great buy. For further information or to arrange a private inspection please contact South West Exclusive Selling Agent Rob Farris 0418 956 700 rob@jmwrealestate.com.au.