

**3 Chatham Road, Woodbridge, WA 6056**



**Sold House**

Saturday, 19 August 2023

3 Chatham Road, Woodbridge, WA 6056

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 986 m<sup>2</sup>

Type: House

## Contact agent

A rare opportunity to secure 986sqm of a lifestyle property offering the perfect blend of tranquillity and convenience. Located in an idyllic riverside location, backing directly on to the wonderful "winter" Helena River. Consisting of a main brick and tile family home PLUS a separate Granny Flat/Studio with overall accommodation consisting of 4 bedrooms and 2 bathrooms. A must see for buyers looking for a peaceful lifestyle change. A comfortable Woodbridge family home featuring 3 bedrooms, 1 bathroom and plenty of living space, PLUS the separate equipped Granny Flat/Studio including a bathroom, perfect for guests, as a home office or a creative studio. Not to mention the abundance of land with fruit trees, plenty of room for pets and direct access to the Helena River bank, yet also being on the doorstep of a flourishing community. With the ever-growing Midland shopping and business precinct, including SJOG Hospital the Curtin University Midland campus and a choice of quality schools, parks, trains and amenities all within walking distance, this special property must be seen to be appreciated.

**THE MAIN HOME**

- Open plan living & dining with tiled floors
- Ornate brick fireplace in the living area
- French doors leading to a sun room for extended family entertaining
- A screened sun room offers the opportunity of all year outside entertaining
- Extra large kitchen with stone benchtops, electric cooktop, electric wall oven, dishwasher and an abundance of storage, generous fridge recess and large pantry
- 3 bedrooms with the master at the front of the property with built in mirrored robes and air conditioning
- Bedroom 2 and 3 are at the rear of the home, separated from the master by the wet areas
- Bed 2 includes a built-in robe and ceiling fan
- Bed 3 includes a reverse-cycle air conditioning unit and ceiling fan
- The main home bathroom includes a bath, separate shower, vanity & WC
- An additional separate WC is located off the hallway
- A separate laundry features a double trough and linen/storage
- Built in hallway storage
- Privacy shutters on most windows
- Solar Hot Water System on Roof with electric booster

**MAIN HOME FEATURES**

A large functional living area with decorative brick fireplace and a homely feel. A chef's kitchen to cook up a storm with a four burner electric cooktop, wall oven, walk-in pantry, massive fridge recess and a generous amount of stone bench space for those family and friend gathering days. An air conditioned, interactive dining and living area flow from the kitchen to the sun room with tiled floors throughout for easy care. A generous master bedroom and two spacious, minor bedrooms provide ample accommodation. An updated bathroom with a bathtub, separate shower, vanity and wc helps make with the evening "child to bed routine" easy. A separate laundry with direct external access allows for an organised household.

**THE GRANNY FLAT/STUDIO**

- A Large open plan room including reverse-cycle air conditioning
- Kitchen includes free-standing electric cooktop and oven, storage and sink
- Separate bathroom with shower, vanity and WC
- Undercover outdoor entertaining area

**GRANNY FLAT/STUDIO FEATURES**

A bonus for this home is this separate light filled dwelling with views to the rear garden areas and outdoor living. An open plan, spacious room with a kitchen and private bathroom area. This additional separate space has a variety of uses - set up as a guest studio, work from home in a private home office, or design up a storm with your own creative studio.

**THE OUTSIDE**

- A large 986sqm block backing on to the Helena River
- Private, enclosed, entry front yard
- Multiple outdoor entertaining areas, covered and uncovered
- Plenty of parking including 1 garage, 2 undercover carport spaces plus additional uncovered parking with enough room for an RV or a boat
- A large portion to the rear of the block contains fruit trees, vegetable garden beds and a chicken run
- Rainwater tank
- Direct access to the Helena River

**OUTSIDE FEATURES**

Get back to nature or even move to a sustainable lifestyle. You have all you need at your fingertips, a large amount of land with established fruit trees and the infrastructure to live off the land, including reinstating the chicken run. The rainwater tank can provide a natural source to grow your own crops and live paddock to plate with your home grown produce. Be the envy of your friends by living off the land with your own grown food. This enviable, exclusive pocket of Woodbridge will provide its new owner with a tranquil and calming lifestyle, yet within an arms reach of all amenities, recreation and educational needs.

**OUTGOINGS (approximate):** City of Swan: \$2,600.00 Water Corporation: \$2,090.54

**YEAR BUILT:** 1979 **LAND AREA:** 986m<sup>2</sup> **ZONING:** R20 **TITLE DETAILS:** Lot 6 on Diagram 83043

Don't miss out on this rare opportunity to own a piece of paradise. Contact Angie Taylor of Edison Property 0417 946 056 or [angie@edisonproperty.com.au](mailto:angie@edisonproperty.com.au)