

30 Riverdale Road, Helena Valley, WA 6056



House For Sale

Wednesday, 10 January 2024

30 Riverdale Road, Helena Valley, WA 6056

Bedrooms: 5

Bathrooms: 2

Parkings: 7

Area: 2002 m2

Type: House



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Offers From \$1.2 Million

****Open for the first time this Sunday 14th Jan at 11.30am - 12.10pm**** Nestled on a generous 2,002sqm parcel of land within a highly sought after pocket of Helena Valley, this supersized property has all of the extras a discerning buyer requires. Boasting a meticulous and renovated home plus a resort style pool, a large 7.5m by 6m powered workshop with it's own side driveway and a lavish tropical inspired backyard. The proud new owners of this beautiful home will never need to holiday again as this relaxing residence replicates pure resort style living. You just need to hire the butler and you could feel like you are on a permanent holiday in a tropical destination. As you are welcomed into the home you are instantly impressed by the high ceilings and decorative cornicing in the entry foyer. From this point you start to realise the true enormity of this decadent home. A spacious formal lounge greets you on the left and a study and large master bedroom are located on the right of the foyer. The main living area of the home stretches out forever. The fully renovated kitchen will win over even the most fussiest of chefs. There is ample storage for both large appliances and every day kitchen accessories and the extensive stone bench top means serving dinner will be a breeze. The meals area flows on effortlessly from the kitchen and having the large breakfast bar attached means there is seating for all the family. The massive theatre room can fit even the largest of crowds in for match day. Located right next door to the kitchen, grabbing drinks and snacks won't be an issue as you settle in to enjoy your favourite shows. The spacious family room enjoys stunning views of the outdoor entertaining area and has a central slow combustion wood heater to warm the home up in the cooler winter months and evaporative air conditioning for these warm Summer days. The rear of the home displays three beautifully styled, king sized bedrooms plus a fully renovated bathroom and laundry. All bedrooms have a ceiling fan plus built in robes. An oasis awaits outdoors, with an allure of a refreshing pool, a sanctuary for leisure and entertainment. Additionally, a generous powered workshop beckons the discerning hobbyist, offering space for creativity or storage as desired. Convenience is a cornerstone, with side access thoughtfully provided for boats, caravans, or extra vehicles. The backyard stretches out forever and is the perfect place for an afternoon game of backyard cricket or for you to store your additional vehicles, boats or caravans. Every corner of this stunning property speaks volumes of the owners' unwavering commitment to excellence, evident in the supreme finishes and fixtures meticulously woven into the fabric of this home. Here are just some of the many features this impressive residence has to offer; - Impressive wide street frontage on a generous 2002m² block (1/2 acre) - Federation style facade - Double driveway leading up to a double garage - Side parking on the left of the property for four additional cars or a boat, caravan or trailer - The right hand side of the property has a single driveway which leads to a massive powered workshop at the rear of the property - Bullnosed front veranda to sit and watch the world go by - Single front entry door with a decorative security screen door - The front entrance hall has 32 course ceilings with decorative cornicing and a ceiling rose with a drop pendant light - The walls have white panelling half way up the walls - To the left of the front door is a formal lounge with double arched entrance ways - There is grey plush pile carpet in the lounge area - The back wall has decorative wallpaper to enhance the feel of the home - There is a cream electric roller blind on the front window - To the right of the front door is the study with a glass French door for privacy - There is an electronic roller blind on this room as well - The master bedroom has plush carpet and white wood look shutters on the windows - The master bedroom has a central ceiling fan plus downlights - The room features a generous walk-in robe with shelf and rail hanging - The fully renovated ensuite has floor to ceiling feature tiles - The ensuite has a shower, a vanity and a toilet - There is a decorative archway separating the front entrance hall to the main living area - The main living area of the home has soaring ceilings giving a sense of extra space - The meals area of the home sits in the middle of the living zone - The stunning fully renovated kitchen has white stone counter tops with a breakfast bar overlooking the meals area - The kitchen features a generous fridge recess (1.5m wide by 60cm deep) to fit even the largest of fridges and freezers with room to spare - There is a 600mm electric oven with a microwave recess overhead. It also features a Bosch 5 burner gas cooktop plus an overhead Bosch rangehood - The kitchen has a shopper's entry door straight from the double garage - There is a corner walk in pantry with shelving - Grey subway tiling features as the splashback that continues around the kitchen - A large double sink with chrome tapware plus a Miele dishwasher are located in the kitchen overlooking the family area - Two drop pendant lights are showcased over the breakfast bar - The massive family room has a central ceiling fan plus a slow combustion wood heater for temperature control. Tucked behind the heater is a gas bayonet as well - There is a glass sliding door to access the pool and the entertaining area - An expansive theatre room or games room is located off the side of the family room and has double glass French doors to separate this room from the rest of the living space - There are white wood-look shutters on the windows for light control - The rear of the home features a further three king sized

bedrooms, a fully renovated laundry and fully renovated bathroom-These three bedrooms all have built-in wardrobes plus electric roller blinds on the windows-There is new plush pile grey carpets in all three of these rooms-The three bedrooms all have central ceiling fans-There is a generous walk-in linen cupboard in the central hall-The fully renovated laundry has room for a front loader washing machine plus a generous counter top for folding washing-There is overhead cabinetry plus a single door broom cupboard on the side with shelving at the top-There is a glass sliding door with a security screen out to the rear entertaining area -The fully renovated bathroom showcases a large soaker bath, a single vanity with circular basin and a shower-The home has been painted a light white colour throughout-There wood look vinyl plank flooring in the living areas, study and hallways-There is ducted evaporative air conditioning throughout the home-There is security mesh flyscreens on all of the windows and doors of the home-The property has an alarm system for added security however the Wifi cctv system will be removed by the owners at the time of Settlement -The backyard of the property is a true masterpiece with something for everyone-There is an entry from the garage through to the side entertaining area with a stained glass door for access-A massive gable patio stretches the length of the side of the home and has decorative drop pendant feature lighting-A stunning resort style, salt-water pool sits to the side of the property and is fully fenced from the entertaining area-The rear of the home also has a large patio with pull down roller blinds for temperature control -There is a 6m by 7.5m (approx.) double roller door workshop with drive through access and has a mezanine level for extra storage-In addition, you can drive a full sized caravan, boat, trailer etc right through to the very rear of the backyard where there is sheltered gabled parking and paving-There is a Hills Hoist washing line can be removed to help with driving the vehicles to the rear of the property-The property also has a large expanse of lawn area surrounded by lush tropical inspired gardens which have been freshly mulched-The backyard features a large Bali inspired gazebo area to enjoy the lush tropical gardens from -A below ground trampoline will keep the little ones entertained for hours plus plenty of room to add additional play equipment if needed-There is also a smaller garden tool shed with room for a trailer to park next to it in the backyard-There is a tranquil fish pond next to the gazebo with koi fish -The house has three phase power-The property has a Rheem gas storage hot water tank -Both the front and back yards are fully reticulated from a bore -There are 13 solar panels with a 3 kwatt inverter-Shire rates are approx. \$2,700 per annum (subject to change) -Water rates are approx. \$1,300 per annum (subject to change)-Located amongst other prestige homes in a very sought after pocket of Helena Valley-Only a short stroll to the Helena Valley Shops which has a comprehensive IGA, a pharmacy, a bottle shop and other convenience stores -There is a day care centre located next to the shops if needed -There are numerous medical facilities within close proximity-Helena Valley Primary school is located under 2km from the home and a number of other public and private schools are a short distance away-The property is located only seven minutes from the main shopping precinct Only 4km to the SJOG Public and Private hospitals plus there is an Urgent Care medical nearby-Less than 15 minute drive to the Perth airport terminals-Only 30 minutes and you are in the heart of the Perth CBD-Explore both the Swan Valley and the Bickley Valley which are both in close proximity to Helena ValleyThis home stands out from the rest with it's impeccable finishes and expansive outdoors. Please come along to the first home open as this home definitely won't last long in this market.Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.