

**32 Grahame Street, Mount Helena, WA 6082**

**Sold House**

Friday, 6 October 2023



32 Grahame Street, Mount Helena, WA 6082

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 2036 m2**

**Type: House**



Jo John

0401583757

**\$830,000**

This Mount Helena marvel is architecturally interesting and will tickle the fancy of anyone seeking a family home that's out of the ordinary. The sunray panelled front door gives a hint of the uniqueness within, and the curves and feature walls throughout add splashes of charm and character. There are fun memories to be made here, with the big games room/5th bedroom, the multiple outdoor entertaining areas, and the opportunity for the whole family to lead a lifestyle centred around being active and adventurous. The living areas are wonderfully spacious with the family bedrooms aligned together along one side to create a sense of flow. Wake up in the morning and grab yourself a coffee and some toast before stepping out to the alfresco entertaining area to enjoy your pretty garden surrounds. Kids can run out to play with the dog on the lawn or collect eggs from the chook pen, and you can take comfort in the fact they're safe in the fully fenced yard. With a cute gazebo for casual hangouts and a decked patio out the front that's ideal for sitting under the stars by the firepit, this is a home the whole family will adore. Features Include: • Architectural family home • 4/5 bedrooms • 3 bathrooms • Primary suite features walk in robe, quality carpet & drawer alcove • Modern ensuite with shower, vanity, floor to ceiling tiles & WC • 3 family bedrooms in the main house • Studio/games/5th bedroom with ensuite, r/c air conditioning unit, raked ceiling • Entrance hallway with large feature front door, curved wall & 2 hallway cupboards • Large lounge with half wall between the formal dining area - currently used as a kids' playroom • Modern family bathroom, dual basins, bath, separate shower, floor to ceiling tiles & separate WC • Open plan contemporary kitchen overlooking family area with large slow combustion fire & reverse cycle air-conditioning unit plus access through to rear patio & garden • Huge, modern laundry room • Extra large garage with workshop area & automatic door • Decked front entertainment area overlooking attractive front garden • Rear garden features flat lawn area accessed by steps plus gazebo, native shrubs, chook pen & garden shed • Brand new 56sqm workshop with caravan/boat bay • Trailer parking area • 18 solar panels • 2,036sqm block

The 2,036sqm block size of this property has been put to perfect use not only with the beautiful established gardens but also with the brand-new workshop that features a caravan/boat bay plus a sheltered parking area for a trailer. With such a stunning and spacious yard, you'd be forgiven for not wanting to venture out into the big, wide world, but this is Mount Helena and there is plenty of exploring to do! You're spoilt for nature with sprawling national parkland and state forest nearby, plus there's the Bibbulmun Track for hiking, campsites for spending fun weekends with the kids, and sports and equestrian facilities for those wanting a little structure when it comes to recreation. With schools in easy walking distance plus the safety of living on a cul-de-sac, you really can't go wrong with this brilliant property. Don't miss out! For more information on 32 Grahame Street Mount Helena or for friendly advice on any of your real estate needs please call Jo John on 0401 583 757