

# 34 Ashburton Rise, Gidgegannup, WA 6083

## House For Sale

Friday, 17 May 2024

**EARNSHAW**

*Real Estate*

34 Ashburton Rise, Gidgegannup, WA 6083

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 2 m2**

**Type: House**



Lindsay Earnshaw  
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## Offers over \$1,275,000

END DATE SALE: All offers presented to the owners at 12pm 5th June 2024 (the seller reserves the right to sell prior to the end date without notice). Architecturally designed and absolutely spectacular, this 2008-built, three (stunning) bedroom and 2 (incredible) bathroom home offers far more than your average family house. Set on a block size of 2.82 perfectly landscaped hectares (that's 7 lush acres), the residence itself boasts generous dimensions in every single corner. Not just expansive, the internals also include features that are both stylishly decorative and practically functional - floor to ceiling windows to capture the light and the views, built-in storage to hide or display your treasures, a cosy wood fire for ambience and comfort. This is an abode you can simply move in then indulge in the kind of lifestyle you've only dreamed of until now. What's the point of a gorgeous home if you can't show it off? Thankfully here you have not only a pristine, sparkling pool that awaits the return of the warmer weather, but also a couple of Wintery delights. The fire pit will welcome a small crowd while the vaulted alfresco entertaining area offers shelter from the rain on drizzly days. And when it's far too stormy to even set foot outside, watch the weather through the incredible windows in the gorgeous open-plan living areas while you stay warm and content. The sleek and well-appointed kitchen will make it a joy to whip up your favourite meals, so you can settle in contentedly with delicious soups, pies, or puddings all winter long. For more sophisticated indoor happenings, there's also the separate, spacious formal lounge with high, vaulted ceiling which makes every occasion feel a touch more special. Features Include: • 2008 built architect-designed brick & iron home on amazing property. • 3 stunning & large bedrooms with robes. • 2 spacious & stylish bathrooms. • Main bedroom features massive ensuite with double sinks, huge shower & spa-like bath. • Spacious formal lounge (Library/Study) with vaulted ceilings, loads of natural light through incredible windows, glowing timber floors, clever lighting & built-in shelving. • Open plan-informal living with beautiful tiles, incredible vaulted ceilings, wood burner, flooded with natural light thanks to architectural windows that have Luxaflex Duette window shades with unique honeycomb structure with four central remote-controlled blinds, & sliding doors. • Well-appointed kitchen with curved island bench, incredible splashback, great prep space, double drawer dishwasher, built-in shelving, loads of cupboards & drawers & views & access to alfresco. • Incredible front entry. • Ducted reverse cycle air conditioning throughout. • Lots of storage. • Vaulted alfresco entertaining area surrounded by perfectly manicured gardens, lawn & paving. • Solar hot water with instant gas backup. • 5kw solar panels. • Pristine below-ground fibreglass swimming pool. • 15m x 9.5m barn-style shed with 3-phase power. • Fully reticulated gardens with fire pit. • 3 water tanks holding roughly 330,000L in total. • Firefighting pump. • Circular driveway. • Veggie patch & assorted fruit trees plus established trees. • Abundant wildflowers in winter and spring. • 2.82 hectares (7 acres). There's no need to feel isolated here, even though this beautiful tree-filled block offers seemingly endless solitude and peace. The resident horse lover will be thrilled with the proximity of the local equestrian centre, and anyone who appreciates musical performances under the stars will be glad that Red Hill Auditorium is less than 10 minutes away. Walking and riding trails amongst nature are close by and plentiful, Noble Falls is just up the hill, and the local bakery is certainly worth stopping into with the kids for an after-school treat. 10 minutes to Mundaring, 22 minutes to Midland, 30 minutes to Perth Airport and 45 minutes to the CBD. This is your dream home, and then some. For more information on 34 Ashburton Rise Gidgegannup, or for friendly advice on any of your real estate needs, please call Shirley from Team Lindsay on 0414 996 706.