

# 34 Farrant Street, Gooseberry Hill, WA 6076



## House For Sale

Tuesday, 23 April 2024

34 Farrant Street, Gooseberry Hill, WA 6076

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 1980 m2

**Type:** House



David Farrant  
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## Inviting Offers From \$1.5m

Farrant Street Gooseberry Hill proudly showcases some of the finest and premium Hills properties within the region. This blue-ribbon enclave is tightly held, with properties within this locale seldomly coming to market. When they do, astute buyers are typically quick to pounce. Those who prefer the finer things in life will appreciate the vision, attention to detail and execution the current owners have delivered, whilst undergoing a staggering rebirth and refurbishment of this property, a project the owners embarked on some 7 years ago. The spend has been significant and with current build costs at dizzy heights, along with lengthy delays and vague timelines a comparable renovation now, would be too daunting for most. This Circa 1974 brick and tile home provided the perfect foundation for such a makeover. Boasting a user friendly and functional floorplan, combined with expansive panoramic vistas to die for. The home is split level with the main semi-open plan living area of the home comprising of Kitchen/meals and family being on the lower level, in order to capitalize on the adjacent pool area where indoor and outdoor living marry together seamlessly. The bedroom wing sits conveniently mid-level and consists of a master suite complete with ensuite and walk-in robe, along with three secondary double bedrooms which share the services of the main bathroom with a separate toilet. A second family room occupies the upper-level and is superbly complemented by a verandah - balcony providing the ideal vantage point to capture the amazing views below. There is also an adjacent study/office room, a potential solution for those requiring a fifth bedroom. The large half acre - 1980m<sup>2</sup> block provides ample usable space with the added benefit of the home being eye level with Farrant Street. This facilitates absolute ease of access which is a luxury that many escarpment properties don't possess. The two-car garage is complemented by a small integrated workshop/storage space and adjoining garden shed. The majority of the block is landscaped, reticulated and comprises of lawn and garden beds in addition to a huge amount of manoeuvrability space to accommodate the parking of additional vehicles, boats, caravans or trailers. The block also has the potential to cater for those who require a detached workshop or even a granny flat (subject to relevant authority approvals and conditions). Such a prime location within one of the most desirable and tightly held pockets of Gooseberry Hill, arguably the most prestigious of Perth Hills suburbs. Within close and convenient proximity to the very reputable Gooseberry Hill and Mary's Mount Primary Schools, popular Embers Café and Pere patisserie complex along with having the railway track conveniently nearby providing a leisurely walk into the bustling Kalamunda Village. Public transport routes are nearby and bush walkers and mountain bikers are also spoilt for choice. All this only approx. 35 mins from the Perth CBD and approx. 15 mins from the Perth airport. To enquire about this property please contact David Farrant on 0455 155 021

**Property Features**  
Solid and well-built Circa 1974 brick and tile split-level residence  
Super usable and easily accessible 1980m<sup>2</sup> escarpment block with amazing panoramic views  
No expense spared extensive refurbishment over the last 7 years  
Semi-open plan kitchen/meals and family hub with stone bench tops, breakfast bar, premium appliances and gas wood-look fire  
Upper-level family room with view-soaked balcony and adjacent study/office room - potentially 5th bedroom  
Good size master suite with walk-in robe and ensuite  
Three secondary double bedrooms - two with built-in robes  
Main bathroom with separate toilet  
Laundry room  
Below ground cellar  
Under tile floor heating in both bathrooms and lower-level living zone  
Ducted reverse cycle air-conditioning throughout bedroom wing plus 2 x reverse cycle split systems  
Instant gas hot water system (mains gas)  
Ring security camera system  
5.5kw Solar panel system  
Concrete lined fresh water below ground pool with integrated pool cover  
Two car garage with dual remote roller doors and 3-Phase power with small integrated workshop/storage space  
Garden shed  
Landscaped and reticulated gardens  
Ample space to accommodate additional vehicles, boats, caravans or trailers plus potential space for the addition of a detached workshop or granny flat (subject to relevant authority approvals and conditions)