

34 Lukin Avenue, Darlington, WA 6070

THE AGENCY

Sold House

Wednesday, 11 October 2023

34 Lukin Avenue, Darlington, WA 6070

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 1803 m2

Type: House



Shane Schofield
1300243629

\$770,000

Please come along to the GRAND OPENING of this gorgeous home this Sunday, 15th October from 12:30pm to 1pm. We look forward to seeing you there. Nestled in the highly sought-after suburb of Darlington, this charming home offers a unique blend of modern comforts and timeless elegance on a level, corner block, making every inch of the property not only beautiful but also highly functional. With dual street frontages and a practical drive-through carport, this residence is a gem that combines both convenience and aesthetics seamlessly. As you step inside the home, you are greeted by a delightful entrance hall that serves as a central hub, branching off to various areas of the house. Thoughtful updates have been completed however the home still maintains the warmth and richness of a bygone era, infusing the interior with character and grace. To the front of the home, a lovely lounge area welcomes you with its large windows that frame picturesque views of the front garden. A central mantelpiece adds character to the room and new engineered timber floorboards add a sense of warmth. This inviting space is the ideal place for relaxation and enjoying the serene ambiance of the property. The kitchen has been tastefully renovated, featuring timber benchtops and white cabinetry. With a convenient walk-through layout connecting it to the dining area, hosting gatherings and entertaining friends and family becomes a breeze. The kitchen offers both functionality and style, making this the ideal area for the family to congregate for early morning breakfasts before the hustle and bustle of the day or to come together to share quality time. The bedroom wing comprises of four well-appointed bedrooms plus a fully renovated bathroom and laundry. The showstopping bathroom features an indulgent soaker bath plus a shower and free standing vanity. The adjoining laundry has also been renovated and has access to the backyard. Outside, the property truly shines with its fantastic outdoor entertaining area. Surrounded by enchanting cottage gardens and mature trees, it offers a private oasis for relaxation and outdoor gatherings. These natural elements not only enhance the visual appeal of the backyard but also help keep the home cool during the warm Summer months. A large unpowered shed sits at the rear of the property and has drive-in access from the side street. This residence is a true standout within its price range, offering the perfect blend of location, modern amenities and timeless charm. Here are just some of the many features this gorgeous home has to offer;

- Large 1,803m² corner block
- The home has two street frontages with enough room to park a boat or a caravan with minor adjustments
- The front garden is a lovely mix of mature natives and cottage gardens
- There is a horseshoe gravel driveway that joins from the two roads
- A gabled carport for one car to park under can be found next to the drive way
- The driveway is retained by limestone blocks on one side
- A lovely lawn area surrounds the home with small landscaped gardens welcoming you to the front door
- There is a single front door with a security screen and opaque glass on either side of the door
- A welcoming entrance hall greets you and branches off to the lounge area, the meals area and the bedroom wing
- The lounge has louvred, double sliding doors to separate the zones
- This spacious lounge area has wrap around windows to gaze over the front gardens
- There is a lovely mantle piece with decorative brick work as a feature in this room
- The dining area sits adjacent to the lounge room
- This space has a window looking over the side garden
- There is a split system air conditioner in this room for temperature control
- A solid sliding door separates this dining area from the kitchen
- The kitchen is renovated and features white shaker-style cabinetry with black handles and timber bench tops
- There is a Westinghouse four burner electric hotplate
- There is a 600mm Westinghouse electric oven
- The kitchen features a Bosch dishwasher
- There is a small breakfast bar to the side of the kitchen to fit two stools
- There is a large fridge recess plus a louvred door built-in pantry
- There is a spacious meals area adjacent to the kitchen
- Both the kitchen and meals area have a large picture window overlooking the back yard
- A large glass door opens out to the backyard entertaining area from the meals
- There is an alcove in the meals area with a built-in buffet for extra storage
- The kitchen and meals area has ceramic tiled flooring
- There are four generous bedrooms down a central hallway
- There are two built in linen cupboards in the hallway
- Bedroom one has a four door built-in wardrobe
- There is a lovely corner window in this room
- A split system air conditioner heats and cools this room
- There are two built in sconce lights on either side of the wall
- There are green blackout curtains on this window
- Bedroom two and three both have cream coloured carpet
- Both these rooms have blackout curtains on the windows
- The fully renovated bathroom has a large bath, a shower plus a semi floating vanity with a timber bench
- The laundry has a built in linen cupboard plus a single trough with cabinetry underneath
- There is room for both a front loader washing machine plus a dryer to fit side by side
- There is a small shelf above the bench with garment hanging underneath
- There is a single solid door with a security screen door out to the back entertaining area
- Bedroom four is currently being used as a study and has built in floor to ceiling cabinetry across one wall plus extra cabinetry in the corner of one section
- The living areas of the home, the central hallway and bedroom one has engineered

timber flooring-The home has roller blinds on most of the living room windows-The backyard has a lovely outdoor area running along the rear of the home-There are steps down to the lawn area from the entertaining area-There are gardens running along the length of the back of the entertaining area-Fantastic raised vegetable garden with shade cloth-There is a large shed at the rear of the property -There is also a gravel drive off Nelson rd with access to the shed-There is a Rheem electric storage hot water system -There are security screens on most windows of the home-The backyard attracts a variety of wildlife as no fencesThe property is on septic tanks -Please note there is no gas to the property-The property sits opposite natural bushland fondly known to the locals as the 'Superblock' with beautiful walking trails throughout-The property is located just down the road from Darlington Estate WineryIt is a rare opportunity to own a piece of Darlington's coveted real estate, where functionality meets classic elegance. Don't miss your chance to make this lovely home your own and enjoy the best of both Worlds in this idyllic suburb. Please make sure you add this home to your 'must view' list this weekend.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.