

# 36 Simper Crescent, White Gum Valley, WA 6162



## House For Sale

Thursday, 13 June 2024

36 Simper Crescent, White Gum Valley, WA 6162

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 779 m2

Type: House



Lauri Curtain  
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## Under Offer - Multiple Offers

UNDER OFFER BY LAURI CURTAIN AT C&CO REALESTATE Nestled on a generous 779sqm lot with lush gardens to the front and rear, this character '60s home, refurbished and extended in 2008, perfectly blends timeless charm with contemporary living. Offering 4 bedrooms, 2 bathrooms, and plenty of space for family activities, this home is a rare find in The Valley. The original house greets you with its crisp, neat 1960s style and opens to a surprisingly wide and welcoming hallway that leads you to the generous rear extension, which is spacious and modern with all the charm of a classic family home. The original jarrah floorboards and timber casement windows have been meticulously preserved, while recycled timbers have been sourced to match extended flooring with the original boards. The home has been reconfigured to create a sizeable main bedroom with an ensuite bathroom. This serene retreat offers privacy and comfort, and has a leafy outlook, making it an ideal sanctuary for parents. Three further bedrooms, all of good size, are located on the other side of the hallway and share the newly refurbished main bathroom. This separated layout is perfect for a growing family and is great for guest accommodation. The bedroom at the rear opens romantically into the garden through French doors. The large open plan living area also connects beautifully with the garden, and incorporates lounge, kitchen and dining. The designer kitchen is at the heart of the home and is well laid out with high-end appliances to ensure a blend of style and sociable functionality. There's a spacious dining area and a comfortable lounge, all overlooking the extensive lawns through two sets of stacking glass doors. The seamless indoor-outdoor flow is perfect for entertaining, family gatherings, and keeping an eye on outdoor games. There's also a wonderful space for al fresco dining on the back veranda, which is resplendent with wisteria. The back yard is a true oasis and has been designed with a joyful family life in mind. Large, open lawns create a garden paradise for kids and pets to play while you watch them from inside. There are fruit trees, a duck and chook run with a laying shed, a cubby house, and a pergola over a paved patio. The garden also incorporates a brick studio plus storage room that could easily be converted to a granny flat. This lush, productive garden provides endless opportunities for outdoor activities and relaxation and completes the picture of a family haven. Located in a vibrant community close to parks, schools, and transport, this home offers a perfect blend of character and modern living. Don't miss this opportunity to own a piece of paradise in The Valley. Additional features Include:

- Mature fruit trees including Mulberry, lime, lemon, orange, fig, grape, apple, nectarine, pear and peach trees.
- Split system air con to main living
- Large lined attic storage space with fold down access ladder
- Separate laundry with extensive built in cabinetry
- Bore reticulated front and back lawns
- ILVE 900mm range cooker with gas hotplate and electric oven
- Solar PV system
- Large walk in kitchen pantry
- Ample parking with side access to rear garden