

**37 Tolladine Vista, The Vines, WA 6069**

**Sold House**

Tuesday, 30 January 2024

37 Tolladine Vista, The Vines, WA 6069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 843 m2**

**Type: House**



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**\$915,000**

37 Tolladine Vista is a very pleasant surprise. A very, very pleasant surprise. Positioned on a large corner block opposite an upper golfing green of The Vines, the residence has a pleasing elevation perfectly complimented by gorgeously green gardens and natural turf. The home has been designed in a u-shape, a spacious paved alfresco placed centrally with most areas of the home overlooking the private backyard paradise. A parents retreat with formal lounge and study occupies one wing, the open plan family living area another, with the auxiliary wing holding additional bedrooms, a separate lounge, and the family wet areas. The residence has a very balanced feel about it, and with a flowing and sensible floorplan, it's perfect for growing and established families who enjoy space, entertaining and ease. A welcoming foyer provides guest entry into the home, an abundance of natural light streams through large windows, the light reflecting off polished hardwood floors providing depth, warmth and class. The parents' retreat has been placed at the front of the home, and can be shut off from the open family living wing via double french doors. A formal lounge with recessed ceiling and streetviews rests on one side of the foyer, the study and master bedroom on the other. The master suite is king in size with sliding doors that lead to the alfresco. It features an enormous walk-in-robe, a split system air-conditioner and ensuite with bath, separate shower and toilet. Through the foyer french doors, you arrive into the open plan living area - and it's simply gorgeous. An abundance of windows and doors provide views and passage to the alfresco and backyard, opposing street facing windows balance light with privacy. The kitchen is cavernous - think kitchen dance party! The island holds space for a breakfast bar, outward facing sink, dishwasher and cabinetry, while the walls behind hold a double pantry, 900mm freestanding oven, a fridge recess with plumbing fixtures for filtered water, and hidden nooks for the tea, kettle, toaster and microwave. There's something about this kitchen - it feels fun. The auxiliary wing rests on the far side of the open plan living area, a hallway framing the L-shaped edges of the home. A separate activity/lounge has been provided for the sweet darlings, sliding doors providing smooth access into the central alfresco. Along the hallway, 3 generous queen-sized rooms with sliding or built-in robes, the family bathroom with bath, shower, vanity and toilet, a separate powder room, a laundry with double linen press and exterior access to the drying courtyard, and the door to the extra-height double garage with storeroom and pedestrian backyard access. It's been marvellously designed. The house wraps itself around the alfresco, allowing you to feel part of the action while providing space and privacy. A section of the alfresco rests under the main roof, while other areas are open - and while perfect as is, there exists potential here for those with vision. A pergola with grapevines and wisteria, or a timber deck with a modern louvre roof, or perhaps a sunken firepit with outdoor kitchen. The space is abundant and you are only limited by your imagination. The entire alfresco overlooks expanses of immaculate natural lawn with established garden beds along the fence line - strong summer cricket pitch vibes with this one! 37 Tolladine Vista is a spacious, flowing family home cleverly designed for both connection and privacy with multiple access points to the gorgeous alfresco and back gardens. Four very generous bedrooms, two separate lounging areas in addition to the open plan living area with cavernous kitchen, a study, two bathrooms and 3 toilets - this home is thoroughly pleasant and balanced. Freshly painted with freshly polished floors and new carpet installed - this home is move in ready!

**RESIDENCE\*** Statement portico with double entry doors\* Spacious + welcoming foyer with recessed ceiling\* Formal lounge with double french door entry + recessed ceiling\* Study with streetviews\* Incredible king master suite with sliding doors to alfresco, enormous WIR + ensuite with bath, separate shower and toilet\* Open plan living area with abundant windows to alfresco + backyard\* Cavernous kitchen with breakfast island, dual pantry, 900mm freestanding oven, dishwasher + appliance recesses\* Activity/lounge in the auxiliary wing\* 3 queen-sized minor bedrooms with sliding or built-in robes\* Family bathroom with bath, shower, vanity and toilet + separate powder room\* Laundry with double linen press, in-built laundry sink + exterior access\* Hardwood floors with skirting to living areas; new carpet to bedrooms, study + formal lounge\* Ducted air-conditioning with additional split system units

**OUTSIDE\*** Enormous north-east facing paved alfresco\* Gorgeous natural turf with established garden beds + brick, limestone + pinelap fencing\* Extra-height double garage with storeroom + pedestrian rear access\* Pedestrian side access via Tolladine Vista with potential for driveway\* Private washing courtyard + lockable garden shed

**LOCATION** 37 Tolladine Vista, The Vines is walking distance to parks, playgrounds and green space. The daily amenities in Ellenbrook and Aveley, pleasurable Swan Valley weekends, easy access to major arterial roads and the Ellenbrook Train Station (due to open in 2024) make this an enviable location to live, rest and play. 150m to Roxburghe Drive entry 290m to Stable Vista Park 350m to Sawpit Gully + Martin Park 600m to Courbette Park & the banks of Ellen Brook 1.0km to Railway Parade entry 4.6 km to The Vines Resort Driving Range

Contact Annique Morley on 0432 354 912. Disclaimer: The information provided is for

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