

**370 Orchard Road, Wooroloo, WA 6558**



**House For Sale**

Wednesday, 8 November 2023

370 Orchard Road, Wooroloo, WA 6558

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 8449 m2**

**Type: House**



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**From \$549,000**

This hidden-away, heavenly homestead is tucked away down a long driveway and enveloped by well-established gardens and towering timbers, where it blends in beautifully thanks to its pretty cedar construction and iconic Australian wrap-around verandahs. While it may be a little tempting to just stand outside and soak up the serenity, once you cross the threshold of the delightful timber house itself, you'll be pleased to find the same vibe inside. The lofty, raked ceilings adorned with exposed pine beams and matching door trims add a rural charm that's hard to beat. There's a spacious, sunlight-flooded family lounge area which just hollers to be decorated with the comfiest couch you can find, and come Winter, it'll be the best place to snuggle up next to the slow-combustion fire. But you won't swelter in Summer, either, thanks to the evaporative air con. The kitchen is a blissful blend of simplicity and functionality, equipped with a built-in pantry and range cooker. This is a space designed for convenience, allowing whoever is on dinner duty to do their culinary thing while keeping a watchful eye on children or pets playing in the front garden. The bedrooms are generously proportioned and include built-in robes, so no excuse for anyone to create 'floordrobes' or not find a place for their goodies. There are two uncomplicated bathrooms, one featuring a combined shower and bathtub to streamline the morning routine or make bathtimes after the picnics by the picturesque winter creek (and then inevitable trekking through) mean muddy feet and happy hearts. Features Include: • Cedar-clad timber homestead on acreage • 4 bedrooms • 2 bathrooms • Spacious living area features soaring ceilings with exposed timber beams & wood fire • Country kitchen with pretty views & range cooker & dining area • Evaporative air conditioning • Amazing useable block with winter creek meandering at rear of the property • Multiple chicken enclosures • Large fruit trees • Studio • Raised vegetable beds • Storage sheds • 8,449sqm (approx. 2 acres) The land is the real star here, with the gorgeous, tranquil winter creek winding its way through the rear of the block, creating so many unique opportunities for outdoor activities and moments of reflection and relaxation. If you have a gardening enthusiast, they'll be spoiled for choice on which project to get stuck into, with raised vegetable gardens starting off a sustainable lifestyle setup you can absolutely add to as you go. The property also boasts a range of fruit trees including citrus, pear, pomegranate, almond, guava, fig, cherry and 2 huge mulberry trees. The generously sized garden shed will mean all your tools will be housed well and the attached studio offers a versatile space for other hobbies or creative endeavours. There are also multiple large chicken enclosures, perfect for the poultry lover, waiting for feathered friends and early morning egg collection plus a fenced area for pets to run wild in safety. Only 20 minutes to Mundaring where you can access public transport and shopping, Wooroloo itself offers a general store, post office, and Primary School, 18-hole golf course, and is a bit of an epicentre for horse folk. A blissful blend of tranquillity, comfort, and functionality. For more information on 370 Orchard Road Wooroloo or for friendly advice on any of your real estate needs please call Michael Hagdorn on 0439 496 093.