

# 38 Gardon Rise, Gwelup, WA 6018

## House For Sale

Wednesday, 14 February 2024

38 Gardon Rise, Gwelup, WA 6018

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 519 m2

Type: House



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## All Offers Presented

Nestled within the serene beauty of meticulously landscaped gardens lies a charming Federation-style home situated in the prestigious Settlers Green Gwelup area. This grand family residence combines traditional elements with a hint of tropical ambience, providing ample space while maintaining a cosy and inviting atmosphere. A welcoming home to invite your guests for formal occasions in the separate lounge dining with picturesque views over lush gardens, or for the more relaxed entertaining, enjoy the main family hub of the home with soaring high ceilings. An expansive area encompassing a kitchen, meals, family area provides ample space for hosting large gatherings, with the seamless flow extending to the enchanting Mediterranean-inspired courtyard garden, with its grandiose pergola for alfresco dining and the tranquil sound of flowing water, enhancing the subtropical ambience. Quality additions include exquisite light fittings, wooden blinds bring a touch of nature into your living space, enhancing it with functionality and style. Wooden sills add depth and texture to your interior decor, while intriguing elegant decorative accents adorn the ceilings, borders, and walls throughout the home. This includes a handcrafted spiral staircase leading to the beautifully designed studio suite attic conversion. Three generously sized bedrooms with an additional fourth bed in the studio suite. Climbing the wooden ladder to this cavernous space to a built-in double loft bed was designed to spark joy and ignite the imagination for your child or the child within you, making a fantasy dream a reality. A dash of whimsical fun with a sprinkle of Hollywood glamour, including the light-surrounded mirror, the sleek built-in vanity basin, built-in window seat, and wardrobe space Storage is plentiful within this delightful home, with a dedicated large storage cupboard fully fitted with expansive shelving and a hanging rail. A lifestyle home to enjoy your pastime with a versatile outdoor powered workshop, ideal for artists, hobbyists and skilled craftsmen alike with a separate tin storage shed and a delightful exclusive 'potting shed' reserved for the avid gardener with a green thumb! Other features include, but are not limited to: INTERNAL FEATURES- Stained glass feature to main door entry leading to wide period-style tiled hallway - Expansive open-plan formal lounge-dining with feature bay window- The king-sized main bedroom suite with walk-in-robe, plus 2 double built in robes - Large ensuite with double basin vanity with cabinetry below, shower and sep w.c.- Exclusive Study with bay window and spiral-staircase to upper level studio suite - Open-plan hub of the home with soaring ceilings to kitchen, meals, family area- Enormous preparation kitchen bench-top with double stainless steel sinks- Ample kitchen cabinetry, large walk in pantry and quality appliances- 2 king-sized minor bedrooms each with built in robes and overhead fans- Large family bathroom with bath, shower, and vanity- Separate w.c.- Fully fitted laundry, two double linen-press, tall storage cupboard, double trough- Separate fully fitted storage cupboard with extensive shelving and hanging rail- Internal neutral decor with feature walls in sophisticated colour palettes EXTERNAL FEATURES - Ornamental Chinese Tallow shades a meticulously groomed landscape - Timelessly elegant facade exuding curb appeal, in the classical colour palette- An enchanting Mediterranean-inspired courtyard garden with large container pots- A grandiose wooden 'all seasons' covered apex pergola - Beautiful colourful mosaic design water feature with mesh covered fish pond - Irrigated in key zones with an array of well-established trees and shrubs - Dual access driveway with supplementary parking space- Remote-controlled double lock-up garage, with a storage shelving- Access to the rear with covered shopper's entry via the kitchen - Side access to rear via gate on one side and rear manual roller door in garage- Versatile powered workshop, ideal for artists, hobbyists and skilled craftsmen alike- Exclusive 'potting shed' reserved for the avid gardener with a green thumb- Low-maintenance gardens adorned with mature trees and shrubs EXTRA FEATURES- Tiled main living areas- Carpet to formal lounge-dining, all bedrooms and study- 2 Split system air- conditioning units- Feature stand alone wood effect gas heater- Security alarm system - Smegg 5-Burner gas cooktop- Miele Dishwasher - Chef double electric ovens- Overhead ceiling fan lights- Internal feature down-lighting- 2 Gas Bayonets (located in each main living area)- Security screens to sliding doors - Outdoor power points- Outdoor taps- Vulcan Gas hot water storage system - External feature lighting - Tin Garden Storage Shed 2 x 1.8 metre- Built approx. 1995 (All buildings and additions have Shire Approval) LOCATION BENEFITSGwelup offers many benefits due to its convenient location and surrounding amenities: Proximity to Beaches: Situated near the coast, providing easy access to beautiful beaches such as Scarborough Beach, Trigg Beach and Hillarys. Residents can enjoy swimming, surfing, and coastal walks just a short drive away is Sorrento Quay with the Hillarys boat ramp, Marina and Yacht Club Nature Reserves: Bordered by natural reserves such as Lake Gwelup Reserve and Lake Karrynup Country Club, offering tranquil green spaces for outdoor recreation, picnics, and wildlife spotting. Retail and Dining Options: Within close proximity to the immediate Gwelup Shopping Centre and other various shopping centres, including Karrynup Shopping Mall and Westfield Innaloo, where residents can access a

wide range of retail stores, supermarkets, cafes, and restaurants. Educational Facilities: Families with children benefit from nearby schools, with Lake Gwelup Primary School in walking distance, Carine Senior High School, others offering quality education within the local community. A blend of coastal lifestyle, natural beauty, convenient amenities, and accessibility, making this an attractive location for residents seeking a relaxed yet connected living environment. TRANSPORT Transport Links: Easy access to major roadways such as the Mitchell Freeway, allowing for convenient commuting to Perth CBD, by car is approx 12 kilometers and travel time approx 15-20 minutes (subject to traffic conditions) and other areas of interest. Additionally, public transport options, including bus routes, serve the suburb, providing connectivity to surrounding areas, for more information click this link <https://www.transperth.wa.gov.au/Journey-Planner> RATESWater: Usage \$150.92 30/11/2023 - 05/02/2024 + Service charge \$281.78 Shire: \$2193.19 for year ending 30/06/2024 Private viewing appointments are reserved for 2nd viewings only To arrange a 2nd viewing or for more information on this property, please email [AngelinaSwanson@TheAgency.com.au](mailto:AngelinaSwanson@TheAgency.com.au) \*\* "If you're thinking of selling, we offer a free, no obligation market appraisal" \*\* 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.