

385 Flora Road, Hovea, WA 6071

Professionals

House For Sale

Saturday, 25 November 2023

385 Flora Road, Hovea, WA 6071

Bedrooms: 4

Bathrooms: 2

Parkings: 10

Area: 2 m2

Type: House



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Offers Around \$1.3 Million

Every now and then, as Hills real estate agents, we get the chance to see and list properties that are so astoundingly unique and stand out so much because of the quality of the land and location, and frankly, just the way some hills homes make you feel. This block is simply remarkable. It comprises just on 5 acres of land in Hovea and the house is a 2010 built modern residence with over 400sqm under the main roof - it's simply cavernous. But then you walk down the back of the block and start to see reflections off the water and then you see a blue roof of an old cottage. And it is only then you realise you are looking at the original 1946 home that was one of the first in this area, built right by the best water source in the National Park and well before Hovea became the Dalkeith of the Hills. It's so emotive and would be an amazing place to call home. Situated in one of the closest parts of this stunning suburb to the foothills - level with Glen Forrest and only 11km from Midland, this home abuts the John Forrest National Park where the forest and water combine to create a superb natural vista. Down a tree lined drive of this fully fenced property, you enter a second set of gates and pull up at the 13-year-old brick and iron home that comprises 4 huge beds, 4 living areas, a massive kitchen, a family room that would swallow 3 standard family rooms, and space, storage and living areas everywhere you look. But it's not a rabbit warren - in fact, the number of rooms were very sensibly designed to ensure each room is befitting of a proper country home and it flows wonderfully. You can look at the photos and see the house but feature wise it has fully ducted RC air, solar gain solar panels, modern appliances, 2 huge bathrooms, a family laundry and more. You can elevate this home very quickly - it could use some new window treatments and paint - no denying that - but that's nothing compared to what a bit of decorating will do to what is effectively a top end home that needs dressing. Every bedroom will fit at least a queen bed - probably a king. Everyone can come together in the main living area or have their own space. The work from home people will adore the office and the views but don't blame me if you can't work. It's a beautiful home, but let's get back outside. Verandas - decking - all around. This house was built to take advantage of every drop of the magnificent view. Whether you are entertaining or unwinding, gazing over your property towards the large marri stump that will be covered in Red Tails at feeding time, or enjoying the multitude of kangaroos, bandicoots and even long-necked turtles and blue tongues who are your constant rural companions, or simply watching the sunset over the trees - this is your best veranda life right here. Stepping off to the landscaped garden around the home, you now have a tough choice. Head down to the cottage, up to the workshop and paddock, or stroll up behind the house into the lightly treed hilltops to soak in the very best of the John Forrest National Park views. You can also walk to the National Park and when the old pub turns into whatever it will be, that's just a stroll away, as is the Heritage Trail and waterfalls. For now, let's take the cottage track because, for me, it sets this home apart. Make no mistake, you are not living in it for some time - it's rough - but it was a big house, I'm guessing a big family, and it has a good plan, but you need to strip it ALL the way back to bare bones and start afresh. It is in a magnificent spot though - you can see the water from here and it's nestled beautifully into the landscape. It is on the title as an ancillary dwelling too - a massive bonus. There is a gate here, and through that gate are two bridges leading over the creeks to another dam on the neighbouring property. This is just a treasure - it just is. You could probably have a horse on here too, 1 perhaps, but you've already got half a zoo, so that's up to you. This home is one I would only show you by appointment and you will need your walking boots, a drink, and a sense of adventure. I say let's do it - come and see it in person with me by calling or sending an enquiry through this page. I cannot wait to host you at this property.

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