

39 Allamanda Gate, Helena Valley, WA 6056



Sold House

Thursday, 7 March 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 500 m2

Type: House



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\$730,000

Nestled at the end of a cul-de-sac, this modern home in Helena Valley offers a serene lifestyle with tranquil views of the lake just across the road. Perfect for people who appreciate the beauty of nature, this property is an ideal place for those who enjoy an afternoon stroll or to simply relax and take in the picturesque surroundings. Upon entering the house, the grandeur of the wide entrance hall immediately sets the tone for the rest of the home. This area would make an ideal study space or sitting area to welcome guests. The large, open plan living zone is the heart of the home, with the highlight being the galley-style kitchen that overlooks the light-filled living and dining areas. The kitchen is equipped with stainless steel appliances, ample storage space plus a generous breakfast bar, making this area perfect for both everyday living or entertaining guests. For those who love movie nights, the separate theatre room is fantastic. With its cozy atmosphere and ideal location right next to the kitchen, it's the perfect spot to watch the latest blockbusters or enjoy intimate family movie nights. This home showcases an additional three generously proportioned bedrooms located down a hallway, each equipped with built-in robes, ensuring plenty of storage space for everyone in the family. The family bathroom and laundry are also located in this area. The backyard is a true oasis, offering a lovely alfresco area for enjoying the fantastic Western Australian weather and a lush lawn area surrounded by mature shrubs that provide both beauty and privacy from neighbouring properties.

Key Features:

- Lovely front facade with easy care, reticulated lawn and freshly mulched gardens
- Double driveway leading up to a double garage with an electric roller door entry
- Single solid front door leading in to the front entrance way that doubles as a study nook or seating area
- The spacious front main bedroom overlooks the lovely gardens and the lake
- This main bedroom has a split system air conditioning unit for heating and cooling
- There is a walk-in robe with shelf and rail hanging
- The ensuite has a large walk in shower, a vanity plus a toilet for convenience
- The theatre room located just off the kitchen so easy to grab the snacks before settling in to watch the latest show
- This room has a highlight window looking out to the side of the property
- The open plan kitchen, meals and living area sits at the heart of the home
- The kitchen itself has a galley style kitchen with a generous breakfast bar
- This side of the kitchen has a dishwasher plus a double sink and an abundance of bench space
- The rear wall of the kitchen features a four burner gas cooktop, a 600mm electric oven and a stainless rangehood with overhead cabinetry either side
- There is a generous walk-in pantry adjoining the kitchen with built-in shelving
- There is a double fridge recess next to the walk in pantry
- The shoppers entry from the double garage is located next to the kitchen for convenience
- The family area has a glass sliding door out to the alfresco area
- There are three generous sized bedrooms plus the family bathroom and laundry located down a central hallway
- Each bedroom has a double door built-in robe
- The bathroom has a bath, a shower plus a vanity
- The laundry has access to the backyard
- This room has a trough plus room for a washing machine
- There is a double door linen closet in the laundry
- The home has been freshly repainted throughout
- There are white tiles throughout the living areas and hallways
- The four bedrooms plus the theatre have charcoal coloured carpet
- All windows have aluminium Venetian blinds
- There are LED downlights throughout the home
- The alfresco area has a gas bayonet for a bbq
- There is walk through access from the garage to the back yard through a door
- There is a Bosch instantaneous gas hot water system
- The backyard has a lovely lawn area plus freshly mulched easy care gardens
- There is a freestanding clothesline
- There is a side gate to access the backyard down the side of the property
- The home has an alarm system however it is not currently working and will not be working at the time of Settlement

Shire of Mundaring rates (subject to change) \$2,803 approx.-Water rates are \$1,277 approx. This modern home offers a perfect blend of comfort, convenience and tranquility. With its spacious interiors, modern amenities and serene surroundings, it is an ideal choice for those seeking a peaceful retreat without compromising on convenience. Whether you are a first-time buyer, a savvy investor, need room for the growing family or a downsizer, this property offers the space and flexibility you need to create your perfect home. Don't miss out on this fantastic opportunity.

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