

39 Karalundie Way, Mullaloo, WA 6027

THE AGENCY

Sold House

Wednesday, 4 October 2023

39 Karalundie Way, Mullaloo, WA 6027

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 911 m2

Type: House



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\$1,200,000

Discover your urban oasis in the form of this meticulously renovated 4 bedroom 2 bathroom split-level family home. It offers an extraordinary lifestyle, where modern style and charm meet natural beauty, overlooking the gorgeous Blackboy Park and its fantastic children's playground down below from a massive elevated 911sqm (approx.) block. It's a blend of "Margaret River meets Mullaloo" exuding some serious down-south vibes. This special property provides the perfect fusion of contemporary comfort and stunning serenity amidst the treetops. The leafy and panoramic parkland views are a sight to behold, with the sunken front lounge room featuring expansive windows framing a sweeping vista of the park, providing everyone with a daily dose of scenic splendour and terrific tranquillity. That same living space is equipped with a gas bayonet, split-system air-conditioning and a cosy Danish Morso wood-fireplace heater in the corner. It offers privacy, not overlooked by any neighbours and out of sight from the street below. A spiral staircase leads down to a spacious home office with its own front access door for clients and those running a business. With solid timber parquet floors, a lovely park outlook, an internal French door for some extra quiet and an external security door for peace of mind, this versatile space can also serve as an ideal fifth bedroom or teenager's retreat. High raked ceilings and solid wooden Jarrah floorboards are found throughout the residence upstairs. The main entrance is via a fabulous deck with park views and the morning sun magically rising – an ideal place for breakfast. Step foot through the "front" door into a brand-new open-plan gourmet-kitchen and dining area that is a culinary-enthusiast's dream. It has been impressively revamped to include sparkling stone bench tops, soft-closing drawers, ample storage space, full-height cupboards, two skylights, a water-filter tap, and high-quality German appliances including a Neff range hood, a Neff oven, a five-burner Siemens gas cooktop, and an integrated Bosch dishwasher. The open concept living creates a welcoming atmosphere for family gatherings and entertaining. It overlooks the lounge, which boasts more built-in storage and stylish pendant light fittings, and seamlessly opens out to a pleasant side sitting courtyard that doubles as a "cat enclosure" with access to a delightful vegetable-patch garden through a side gate. An alternative entry door from the deck reveals the minor sleeping quarters (also accessible via the dining space), where two spacious bedrooms open directly out to the lush back garden, creating a harmonious indoor-outdoor connection. The huge master suite features split-system air-conditioning, built-in wardrobes, ample storage space, direct access to the back entertaining patio and a sublime ensuite bathroom with a double shower (a walk-in rain shower with a bonus shower-hose), toilet and vanity. The second bedroom also links to the patio, whilst a third bedroom provides park glimpses and tree-lined views. A fourth bedroom behind a French door looks out on to the garden, next to a renovated main family bathroom comprising of sleek timber-look floor tiles, a walk-in rain shower, a free-standing bathtub, a toilet, vanity and feature skylight. The laundry has also been updated and features internal hanging space and both over-head and under-bench cupboard storage. From the long hallway another French door opens into a flexible "boot room", storeroom or play area for the young ones leading out to the paved and shaded alfresco and spectacular established gardens that invite you to unwind and savour the peaceful surroundings. The landscaped setting also boasts lemon trees to complement an apple tree, fig tree and mulberry tree on the property. A cedar-clad treehouse features recycled windows, carpeted floors, curtains, a ladder and is perfect for imaginative play for the kids. For the adults, a separate studio or workshop is also cedar-clad, powered and insulated, with stained-glass windows providing a secure space for creative pursuits or additional accommodation. Prepare to be both captivated and inspired, no matter what your interests and hobbies are. Stroll around the corner to the excellent 24-hour IGA supermarket at Mullaloo Village, as well as its outstanding selection of local restaurants. Also nearby are glorious Mullaloo Beach itself (you can even hear the sounds of its waves crashing from your own back patio at night), superb seaside cafes and eateries, both the Mullaloo Beach and Mullaloo Heights Primary Schools, picturesque Periwinkle Bush Park walking trails, Westfield Whitford City Shopping Centre, St Mark's Anglican Community School, Hillarys Boat Harbour, the new Hillarys Beach Club, the freeway, public transport and the promising Ocean Reef Boat Harbour redevelopment that is now very much under way. Embrace the seclusion of coastal living from your own character treetop sanctuary. There truly is nothing else quite like it! Other features include, but are not limited to:

- Built-in hallway linen storage
- Solar hot-water system, adding energy-efficiency to daily living
- Bore reticulation
- Tool shed
- Backyard-lawn area
- Lush rear gardens
- Side-access gate
- Ample driveway and verge parking space

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.