

# 39 Simmental Grove, Lower Chittering, WA 6084

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## House For Sale

Friday, 10 May 2024

39 Simmental Grove, Lower Chittering, WA 6084

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 3 m2

Type: House



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1300609392

## Offers from \$882,000

The phone enquiry code for this property is - 6046 The property is situated 10 minutes from the Tonkin Hwy (Mueha) and on the edge of the Swan Valley in the Maryville Downs Estate (Lower Chittering). This quiet rural property situated at the top of a valley with many trees and bushes surrounding, it is one of the larger sized lots within the Estate and provides enough land for any recreation you desire. The property is positioned on the Western side of the estate, with the back of the property running along the estate boundary, you have privacy from neighbors and no street traffic. Entering the front of the house into a wide hallway, to your left are French doors into the parents lounge, master bedroom, en-suite and walk in robe. To the right is the study or 5th bedroom and directly ahead is the large new kitchen and dining room. The kitchen has a new Delonghi 90cm electric oven and gas cook top, a Bosch refrigerator/ freezer with plumbed ice and water. New white cabinets are topped with Edison Stone and a 1.7x1.3 powered island bench. Contrasting tall black display cabinets fill one wall. To one side of the kitchen is the Jarradale wood combustion heater that will keep the house warm all winter, adjacent is the family room with large windows and sliding door leading to the back of the house. Down the wide hallway towards the east side of the house there are 3 large bedrooms, all with WIR and good sized windows. Also off the main hallway is the double sided linen closet which can be accessed from the hallway and also the laundry, sufficient for linen and storage. A bathroom with separate toilet can be found near the bedrooms. The laundry is accessed from the kitchen and has an Asko washing machine, a door leads outside to the back yard and the clothesline. The house comes with all new curtains in every room. The property is 3.3616 ha (8.3 acres) in size and consists of : - House: 22 x 11m (242m<sup>2</sup> internal) - 4 x 2 with study, lounge, separate parents lounge, large 4.3m x 4.6m laundry/ storage. - LPG gas cooking, large wood combustion heater, 1 x air conditioner in lounge, fans throughout house. - New kitchen (4.9m x 4.3m) and laundry 4.3 x 4.6m. - Dining area is part of the kitchen but is itself 2 x 4.8m. - All 3 bedrooms and study are approx. 4.1 x 3m, with each bedroom having a WIR of 1.5 x 2m. - Master bedroom is 4.5 x 3.5m with WIR being 2.3 x 2.4m. Master has its own private lounge. - Family/ lounge is 6 x 4m. Outbuildings: - Shed (Blue): 12m x 5m x 4.8mH 2 story shed. Fully finished inside with windows on lower and upper floor (plasterboard inside and painted) and has lights, power outlets, water available. Concrete floor. - Shed (Green): 12m x 6m x 2.7mH single story shed. Lights and power, concrete floor. 1 window. - Water Tank: 148,000Lt. Room for additional tank if required and enough roof catchment area for second tank. - Aviary 3 x 3m. The area around the house and out buildings is relatively cleared of trees. Plenty of available firewood. The house is steel frame and Hardi-plank exterior, it is warm in winter and cool in summer due to the passive solar designs utilised and double insulation in external walls and ceiling and single insulation in internal walls. All rooms have large windows and a bright disposition, even on the south side of the house. The rainwater tank can supply a family of 4 throughout the summer but does not extend to watering grass or gardens. Schools within the area: Immaculate Heart College - 3km Bullsbrook College - 16km Bullsbrook Primary School Swan Valley Anglican Community School Aveley Secondary College Ellenbrook Christian College There are busses that pick up and return to many high schools within Ellenbrook and surrounding areas. Shopping: There are several petrol stations close by. Small local shops that sell take-aways and basic groceries in Bullsbrook and Mueha. Main shopping areas are Ellenbrook, Banksia Grove - both 30min. Midland - 40min Joondalup - 40min