

4 Honeytree Grove, Cowaramup, WA 6284

Sold House

Saturday, 27 April 2024

4 Honeytree Grove, Cowaramup, WA 6284

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 2047 m2

Type: House



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Contact agent

Don't miss this perfect package, and live your Best Life today! This fantastic family home has a brilliant layout, is exceptionally comfortable, and provides plenty of space for everyone, both inside and out. Set on a fabulously landscaped 2047m² block, with only 1 direct neighbour and backing onto public open space, the property enjoys bonuses such as a large shed, extra-length garage, and additional carport for a boat or caravan. Kids will love their very own playground and lawn areas, and the fabulous mix of deciduous trees for winter sunshine and natives for all year greenery with bird attracting blossoms makes for delightful daily living. Located in the highly sought-after Parkwater area, there's ready access to the awesome network of trails and a link to the Wadandi Track to Margaret River and Witchcliffe. The vibrant and ever-growing town of Cowaramup is close by and is ideally situated between Margaret River and Busselton.

Overview:- Welcoming you from the street is a thoughtfully landscaped front yard with pathways providing access to both native and deciduous plantings that provide both privacy to the home and a very welcoming entrance. - A sealed driveway leads to the auto garage and additional high carport- The entry hallway to the home has access to a large theatre room on 1 side and an equally generous office/multi-purpose room on the other side- The main bedroom is a good size and enjoys a well-designed bathroom and walk in robes- A wonderful main living area has lots of glass to capture the beautiful outlook over the expansive yard and trees beyond the Eastern and Southern boundaries- Main living room enjoys a large woodfire (installed 2021) with fan for the cooler months- Kitchen is spacious with a great connection to the living/dining area, views to the yard, and easy access to the alfresco- Alfresco is paved, has a high-pitched roof, and plenty of room for couches, dining, and BBQ- Massive backyard is East facing, which affords the ability to sit out and enjoy the rising sun. The lawn area features a fire pit and a kids playground complimented by native and deciduous trees- A hallway off the main living area leads to the 3 minor bedrooms, laundry, toilet, and family bathroom, and at the end of the hall is a doorway to the garage- Both bathrooms offer heat lamps with exhaust fans- The laundry is near the family bathroom, and there's a separate toilet - laundry has exterior access- Family bathroom has separate bathtub and shower- The 3 minor bedrooms are a good size and have single built in robes- Rooms can be closed off - i.e. doors to laundry, study, minor bedroom wing- Well-insulated comfort can be easily enhanced by the ducted A/C (new Panasonic unit Feb 24)- The double garage with auto rolling door is extra length with a great workshop space, and there's also a door to the front verandah, a house entry, and a very handy rolling door to the rear yard- Beside the garage is an extra high carport for caravan or boat, and access for trailers to the rear- The shed is also a great size and has 2 rolling doors, and there's a gate for occasional access to the rear yard via a public accessway along the southern boundary- The entire yard is fully fenced and gated, and is secure for pets and kids- The grounds are also fully reticulated (upgraded in 2023)- Hot water system is solar (installed 2020) with electric booster- All gutters replaced in 2023

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