

4 Summerville Boulevard, Caversham, WA 6055



Sold House

Wednesday, 23 August 2023

4 Summerville Boulevard, Caversham, WA 6055

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 540 m2

Type: House

\$830,000

Capture The Style Love The Space Live The Location Discover the epitome of style, space, and sophistication at 4 Summerville Boulevard, Caversham. Presented by Ana and Rash from Team Rash – The Agency, this stunning home welcomes you into a world of elegance where every detail has been meticulously designed to enchant your lifestyle.

WALKING DISTANCE TO CAVERSHAM'S PRIMARY SCHOOL The journey begins with an impressive frontage, marked by a wide double-leaf entrance door - a perfect embodiment of good Feng Shui principles. As you step inside, you're greeted by a wide entrance hallway, adorned with the Owner's personal touches, creating a warm and inviting atmosphere from the very start.

This architectural masterpiece, built on a 540 sqm block approx. with a building area of 276 sqm approx. by the esteemed Ross North Building Group in 2013 circa, exudes timeless beauty. The spacious master bedroom, with its trendy ensuite and walk-in-robe, stands as a testament to the home's luxurious ambiance. A true centrepiece of this residence is the large open-plan design area, seamlessly integrating the family, dining, and kitchen spaces. The kitchen itself is a masterpiece, featuring a bulk head ceiling, a wide stone benchtop, ample storage, and workspace, along with top-quality appliances - a haven for culinary enthusiasts.

The allure of this home doesn't stop here. An equally massive separate theatre room, can be closed with a chic black Barn sliding door. Currently this home theatre is utilised as a home beauty business, showcases a bulkhead ceiling design that can be effortlessly transformed back into a state-of-the-art theatre room for your multimedia entertainment at Seller's expenditure. Privacy and style coalesce in the kids' bedrooms and the computer/study nook, enclosed with chic black Barn sliding doors. Generously sized additional bedrooms all feature built-in robes, ensuring comfort and convenience for the entire family.

The expansive alfresco area, nestled under the main roof, offers the perfect setting for barbeque sessions and outdoor gatherings, whether for family enjoyment or entertaining guests. Both the front and rear gardens have been immaculately maintained, accentuating the architectural grandeur of this remarkable home.

Key Features:

- Massive master bedroom with ensuite with a bath, a shower and double sinks + WIR
- Additional spacious bedrooms with built-in-ropes
- Computer or study Nook and a powder room for convenience
- Separate theatre room (potential for home business conversion or entertainment)
- X-Large open plan area encompassing Family, Dining, and Kitchen
- Expansive kitchen with bulkhead ceiling, designed for cooking and entertaining
- Ducted evaporated cooling air conditioning with heating and cooling
- High ceilings in common areas, master bed room and double garage
- Manicured luscious lawns at the front and at the backyard.
- Beautifully landscaped around the house.

Additional Property Details:

- Block size: 540 sqm approx.
- Building Area: 276 sqm approx.
- Roof size: 294 sqm approx.
- Built Year: 2013 circa
- Frontage: 16 m wide approx.
- Shire rates: \$1960 approx. pa

Seeing is believing, and the time is ripe to make this exceptional property yours. Contact Ana at M: 0481 092 390 or Rash at M: 040 564 761 today to experience the charm of 4 Summerville Boulevard, Caversham. This is a residence that promises an unparalleled living experience for the discerning homeowner.

Living in Caversham, Western Australia offers a unique blend of suburban comfort and a connection to nature. As a suburb located within the City of Swan, Caversham is known for its picturesque landscapes, family-friendly environment, and proximity to both urban amenities and natural attractions. Here's an overview of what it's like to live in Caversham:

- 1. Natural Beauty:** Caversham boasts stunning natural beauty, with its close proximity to the Swan River and the scenic Swan Valley wine region. Residents can enjoy leisurely walks along the riverbanks, picnics in the lush parks, and even partake in outdoor activities like kayaking and fishing. The suburb's green spaces provide a refreshing escape from the hustle and bustle of city life.
- 2. Family-Friendly Atmosphere:** Caversham is often regarded as a family-friendly suburb, offering a safe and welcoming environment for residents of all ages. With numerous schools, childcare centers, and recreational facilities, families have ample options for education and entertainment. The suburb's community spirit is evident through various local events and gatherings that promote a strong sense of belonging.
- 3. Swan Valley Attractions:** The Swan Valley is a major attraction for residents of Caversham. This renowned wine region is just a short drive away and offers a plethora of wineries, breweries, artisan food producers, and art galleries. Residents can indulge in wine tastings, sample local produce, and enjoy a variety of cultural experiences.
- 4. Urban Convenience:** While Caversham retains its serene ambiance, it is conveniently located near major urban centers. The city of Perth is approximately a 30-minute drive away, providing easy access to a wide range of employment opportunities, shopping districts, dining options, and cultural activities.
- 5. Outdoor Activities:** Outdoor enthusiasts will find plenty of options for recreational activities in and around Caversham. The nearby Whiteman Park is a sprawling recreational area offering walking trails, playgrounds, wildlife encounters, and even a vintage tram ride. The park's natural beauty makes it a popular spot for family outings and outdoor adventures.
- 6. Community Events:** The Caversham community is known for organizing various events that foster

a sense of community and togetherness. From farmers' markets to local festivals and fairs, there are ample opportunities to connect with neighbors and immerse yourself in the local culture.⁷ Peaceful Lifestyle: One of the most appealing aspects of living in Caversham is the peaceful and relaxed lifestyle it offers. The suburb's spacious properties, tree-lined streets, and low population density contribute to a tranquil atmosphere that allows residents to unwind and enjoy a slower pace of life. In summary, living in Caversham, Western Australia, provides a harmonious blend of natural beauty, suburban comfort, and access to both outdoor activities and urban conveniences. The suburb's family-friendly vibe, proximity to the Swan Valley, and community-oriented atmosphere make it an attractive choice for individuals and families seeking a well-rounded and enjoyable living experience. 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.