

# 4 Valencia Road, Carmel, WA 6076



## House For Sale

Friday, 10 May 2024

4 Valencia Road, Carmel, WA 6076

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 6642 m2**

**Type: House**



Ben Ciocca

0892932200

## Guide \$1.1m - 1.3m

35 minutes to Perth 5-10 minutes to Kalamunda Wine and bush trails on doorstep 6636m<sup>2</sup> of land Valley Vistas 4 bed 2 bath 2 garage 3 Living zones Below ground pool Located only 35 minutes from Perth yet on the doorstep to the stunning hills wine region this is a surreal opportunity for any family, hobby farmer or maybe even a wine enthusiast who wants to start there only little vineyard. Reminiscent of the south of France or a hidden little pocket of Tuscany this divine and rare parcel of land offers a picturesque and gently undulating 6636m<sup>2</sup> corner lot that you wouldn't even thought existed as it's hidden and framed by tall thick vegetation creating the most private little sanctuary. Its soil too is ideal for many rural pursuits with a beautiful mix of rich loamy and gravelly ground making way for that future orchardist, vineyard or why not even some livestock and become a real city farmer (subject to council approval) The home is just made for family living with a robust 80s era construction and a super spacious floor plan that has served this family so well for the last 40 years or so. The three large living areas comprise an open plan kitchen and dining area, lounge room and a games room which both take full advantage of the elevated vistas below. All four bedrooms are generous sizes, three with walk-robos and one with a built in study recess. The main bedroom features a modern ensuite and the second bathroom has a separate bath and shower. Externally the property features a circular driveway for easy access in and out, single garage under roof with shoppers door, additional stand alone powered garage 6m x 3m and an old train carriage. Outdoor entertaining includes a front courtyard patio area, wide verandahs and a below ground swimming pool. If you're seeking a rural lifestyle with city convenience make sure you inspect sooner rather than later. Contact Ben Ciocca on 0411 113 117 for inspection times. Other Features: Ducted evaporative air-conditioning 2 x Split system reverse cycle air-conditioners Wood heater Electric storage hot water system Stone benchtops in kitchen Salt pool with automatic chlorinator