

**40 Brewer Road, Maida Vale, WA 6057**

**Professionals**

**House For Sale**

Wednesday, 22 May 2024

40 Brewer Road, Maida Vale, WA 6057

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



Glen Newland  
0894531888

## Mid \$1,000,000's

Large land holdings within 20km of the city are getting harder and harder to secure, and with modern blocks getting smaller and smaller your investment into acreage is never going to be a bad idea. This 1 Hectare (10,000sqm approx.) property represents not only a fabulous lifestyle and investment, but the gorgeous family residence is finished to the highest standard inside and out. You will be hard pressed to find homes that are as flawless as this. The Dale Alcock built home offers multiple internal living spaces for the family and even has a separate brick studio for running a home office or the perfect teenager's retreat. Quality renovated bathrooms and kitchen will be the envy of your guests while the outdoor living area is in a class of its own offering ample entertaining space, views over the pool and a built in BBQ. The features here are endless but some of the highlights include:- Designer gallery kitchen with Miele induction cooktop, 2 ovens, stone benches with waterfall ends, and plumbed fridge - Double door entry hall with Crimsafe security doors- Reverse cycle ducted air-conditioning and ducted vacuum- Open plan kitchen, meals, and dining area- Dedicated home theatre with cavity sliding doors, projector, and screen included- Kids games room to hide away all their toys- Spacious study with quality built-in furniture and storage- Master bedroom with walk-in robe and beautifully renovated ensuite- All kids bedrooms have built-in or walk-in robes- Guest bathroom is fully renovated with a spa bath- Renovated laundry with plenty of overhead storage- Solid polished bamboo flooring- Independent double brick teenager's room / home office (currently a wellness centre)- Full length gabled patio area with built in BBQ, water feature, café blinds, and gym area- Sparkling below-ground pool with dedicated fencing - Security cameras installed around the property- Perfectly manicured bore reticulated lawns and garden- A huge variety of established fruit trees and veggie gardens- 8mx8m (approx.) workshop with drive-in access, 3 phase power, extra lighting, and plenty of door height for the larger vehicles- Second 6mx6m (approx.) workshop with drive-in access- Undercover parking for another 4 cars or the ride-on mowers and toys- Double lockup garage attached to the main residence- Huge amounts of paved areas behind lockable gates and unlimited parking options This beautiful property is all within close proximity to the City, Airport, Transport links and Shopping hubs. It basically is a country property in the heart of the suburbs. With neighbouring 4x2 properties on 450sqm (approx.) blocks selling in the \$800,000's the value in the stunning residence on 10,000sqm cannot be denied. Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract. Scammers are actively targeting real estate transactions. Due to the increasing number of attempted frauds in our industry and in the interest of protecting your funds we will not provide our trust account details via email. Please contact our agency to confirm deposit details prior to doing any transfers. Aggressive behaviour and any form of verbal or physical abuse towards our employees will not be tolerated. Our teams are working as hard as they can, please be patient as we do our best to assist you.