

41 Talus Drive, Mount Richon, WA 6112

slp.

Sold House

Thursday, 24 August 2023

41 Talus Drive, Mount Richon, WA 6112

Bedrooms: 4

Bathrooms: 2

Area: 2017 m2

Type: House



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\$875,000

Stunningly situated on an expansive land holding that is nestled in a tranquil neighbourhood, yet not too far removed from all of your convenient everyday amenities, this spacious 4 bedroom 2 bathroom family haven has everything you need for you and your loved ones to enjoy the ultimate lifestyle of relaxation and entertainment. Inside, there are separate theatre and activity rooms for everyone to take full advantage of, away from the open-plan family, meals and kitchen area – where most of your casual time will be spent. The spacious kitchen itself is stylish and modern, comprising of sparkling stone bench tops, sleek white cabinetry, electric range-hood, hotplate and oven appliances, a stainless-steel dishwasher and more. Reserved for those special occasions is a carpeted formal lounge and dining room too, behind the privacy of gorgeous French doors. The carpeted theatre room is fully-equipped for the ultimate cinema-style experience and even has tiered seating, just like at the real-life movies. The crisply-tiled activity room has a ceiling fan and will definitely be loved by the young ones, due to its flexibility as either a play or games area. The obvious pick of the bedrooms, a sublime master suite plays host to both an over-sized walk-in wardrobe and its own study, as well as funky bedside pendant light fittings and a sumptuous fully-tiled ensuite bathroom – walk-in rain/hose shower, vanity, toilet and all. Externally, a fabulous entertaining alfresco (next to a pitched timber-lined patio with its own fan, off the family room), includes Bluetooth-enabled audio speakers, a stone-top cabinet and a ceiling fan, as well as a wall-mount heater to keep your guests warm and cosy during those chilly winter months. The sweeping inland views from here will absolutely take your breath away, that's for sure. A powered outdoor yoga garden retreat room will inspire your senses and has speakers as well, so you can play the sort of relaxing music that helps put your mind at ease. The spacious main deck amidst the swaying palm trees at the rear leads the way up to the retreat and is the perfect place to unwind, complemented by two swinging garden chairs that are built into the ground. A huge three-phase-powered workshop is more than large enough to house your project car at dimensions of 6.3m x 9m, offering over 50sqm (approx.) of space for those all-important tools and toys. There are also two ponds, with koi, electric blue yabbies and goldfish amongst the water life included. Further open and covered entertaining decks by one of the ponds adds to the appeal, with the latter featuring two more in-built swinging chairs where you can gather your thoughts in the most serene of environments imaginable. Separate from the main workshop, there is ample parking space for up to five vehicles – with a pitched carport comfortably providing cover for two or three cars, at the very least. Live the hills dream and make this very special home all yours, taking full advantage of its extremely close proximity to schools, shopping, Armadale Train Station, medical facilities, majestic National Parks and major arterial roads, for easy access to Perth Airport, the city and beyond. Your escape to serenity has well and truly been found! Features include, but are not limited to:

- 4 bedrooms, 2 bathrooms
- Formal lounge/dining room
- Tiled open-plan family, dining and kitchen area
- Breakfast bar
- Stone kitchen bench tops
- Dishwasher
- Theatre room with a quality Epsom projector (with 4K resolution), plus a 4K Blu-Ray player and 4K Apple TV unit – as well as a 100-inch screen
- Activity room
- Study and a WIR off the master-bedroom suite
- New carpets in the bedrooms
- Practical main family bathroom with a separate bath and shower
- Functional laundry with over-head storage and outdoor access for drying
- Outdoor alfresco entertaining
- Powered outdoor yoga garden retreat room – that includes Bluetooth-enabled speakers of its own
- Ducted-evaporative air-conditioning
- Two (2) wall-hung split-system air-conditioning units
- Eight (8) CCTV security cameras
- Three (3) internal sweep fans
- Three (3) external sweep fans
- LED lights throughout
- Security doors
- Three-phase power to the huge workshop shed
- Three (3) garden sheds – one of which is powered
- Security roller shutters on all windows (except the toilet window), with most being motorised
- Two (2) motorised outdoor alfresco blinds
- Multiple LED garden lights
- All pumps and filter units included in both ponds
- Low-maintenance artificial backyard turf
- Massive 2,017sqm (approx.) block with automatic/electronic driveway access gates

Once you step foot onto this relaxed resort style Property you will not want to leave! 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.