

**42 & 44 Binningup Road, Binningup, WA 6233**

**Sold House**

Wednesday, 11 October 2023



42 & 44 Binningup Road, Binningup, WA 6233

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 1780 m2**

**Type: House**



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**\$610,000**

If it's a feeling of space and privacy that you are after, this majestic home is situated on two blocks giving you a massive 1780m<sup>2</sup> block. Situated across the road from the Community Park, this central location offers an easy walk to the beach, general store, country club or cafe at the caravan park. This lovely property has everything you could need to enjoy a relaxed lifestyle in Binningup. If you love the outdoors, this property is well suited - a large block with plenty of room for gardening, two driveways off Binningup Road and easy access to a large boat shed. Situated at the back of the block, the double storey house features: A large entry, perfect for displaying artwork and special items of furniture. A timber staircase leads to the second storey and there is a generous storage cupboard under the stairs. From the entry you can also access the double garage. Adjacent to the entry is a large room with views over the front garden - this is the perfect space for a large home office, second living area or a bunkroom for the teenagers. Heading up the stairs you will come out into the formal living area of the home, with a sliding door to the front verandah and large windows, this room is filled with natural light and views of the front garden. This area is currently used for a lounge and formal dining area. Lovely timber doors with etched glass windows allow this area to be closed off from the rest of the home. The kitchen is at the rear of the home, allowing easy access to the back entertaining area. There is an abundance of storage and the benchtops have been recently replaced with crisp white stone-look tops. A double wall oven and dishwasher make entertaining a breeze. There is also plenty of space for a casual dining area. If spacious bedrooms are important to you, you will be impressed with the size of the three upstairs bedrooms. The master is at the far end of the hallway and has views across to the park. A sliding door provides access to the balcony and allows a gentle sea breeze on a warm summer night. This room is huge and has a whole wall of built in cupboards & drawers, plus an ensuite with shower, vanity and toilet. The larger of the two minor bedrooms also has its own sliding door and built-in storage. All of the bedrooms have ceiling fans and there is reverse cycle ducted air con throughout the home. The second bathroom has a large fully screened shower, bath and vanity. The laundry provides a good workspace with lots of built in cupboards, room for the washing machine, separate toilet and a back door. Out the back you will find a really funky outdoor entertaining area with pizza oven, Jarrah slab bar table and ample room for other outside furniture - there is even sufficient space for a pool/ ping pong table. The gabled roofline gives a feeling of space and ensures this area can be used at any time of the year. At the far end behind the limestone wall you will find a tropical outdoor shower, lose yourself in a daydream and you could well be in Bali! This has access from up the side of the house, the perfect place to rinse off after a morning at the beach. There is also a gabled patio on the west side of the house, great for outdoor dining in the summer months when you want to catch some cool sea breeze. The outside of the property is a haven for those that like an active outdoor lifestyle. There is plenty of parking at the top of both driveways for extra vehicles or trailers etc. Storage is no problem with a double garage, a large 16m x 4m boatshed with auto roller door, smaller workshop and also a wood shed. For the avid gardener, there is a large space of garden at the front of the property, the perfect place for the kids to explore. There are also some raised vege boxes and a great selection of fruit trees including, orange, lime, lemon, mango, bananas, avocado, mulberry, guava and an olive tree. Utility bills are kept to a minimum with a 6kw solar system and a bore for the reticulation. With too many additional features to list, this property is definitely worth a look. Lovingly cared for and thoroughly enjoyed by the current owners, it's time for them to downsize and let another family enjoy the relaxed lifestyle that Binningup has to offer! Inspection by appointment only.