

44 Hinkler Road, Kalamunda, WA 6076



House For Sale

Saturday, 10 February 2024

44 Hinkler Road, Kalamunda, WA 6076

Bedrooms: 5

Bathrooms: 2

Parkings: 6

Area: 4133 m2

Type: House



Jessica Morrow
0449651630

OFFERS WELCOMED

Unmatched Privacy and Seclusion in Kalamunda's Heart Discover the ultimate in space and tranquility with this stunning corner property nestled on just over one acre of lush land in the majestic Perth hills – and playing host to a charming and comfortable 5 bedroom 2 bathroom two-story family home, tucked away amidst the picturesque gum trees for unrivalled privacy. Boasting a garaging for a whopping seven cars – plus three carports, this expansive estate offers both practicality and luxury in one, splendidly set away from the roadside. On the ground level, you'll find a spacious formal dining room with porcelain floor tiling, complemented by a cozy wood heater for those chilly evenings. The connecting sliding door leads you to a huge lounge, perfect for entertaining and built to take a full-size billiard table. A slow-combustion stove/heater, gleaming Australian Blackbutt wooden flooring and reverse cycle air-conditioning add to the comfort and style of this relaxing space. The massive kitchen is a chef's delight, featuring sparkling granite benchtops, loads of over-head and under-bench storage cupboards, double sinks, a storage pantry, electric cooking appliances, a sleek white dishwasher, tiled flooring and a Jarrah wooden staircase leading to the upper level. Staying downstairs, three double-sized bedrooms all have built-in wardrobes and low-maintenance timber-look laminate flooring, whilst a versatile fifth bedroom doubles as a study or home office, right by the front door. The original 1970's main family bathroom will take you on a retro journey back through time and has a bathtub. Upstairs, a huge master suite has its own intimate ensuite bathroom with a bubbling corner spa bath, a showerhead and a separate toilet, as well as four doors of floor-to-wall-to-ceiling mirrored built-in robes, a pleasant tree-lined vista to wake up to and reverse-cycle air-conditioning for climate control. Outside, soak up the sunshine when entertaining on the full-length back patio-come-veranda, overlooking the serene grounds adorned with 30 fruit trees, grapevines and 20 native black boy grass trees. Additional features include three-phase garage power and ample paved parking space in front of the sheds. Explore the grounds further to find two small garden sheds, a fox-proof chicken run and a well providing water most of the year. Breathtaking national parks can be discovered only meters away, with the Jorgensen Park playground and the Kalamunda Community Centre both nearby, as well. The heart of the Kalamunda town centre is just minutes from your front doorstep too, with fantastic community sporting facilities, Kalamunda Senior High School, the excellent Kalamunda Central Shopping Centre and terrific surrounding restaurants and eateries also very much within arm's reach. Easy access to other educational facilities, Kalamunda Water Park and major arterial roads are quite simply an added bonus, here. This sprawling 4,136sqm (approx.) corner site benefits from R2.5 zoning and offers endless possibilities for those seeking a peaceful retreat with space and potential in abundance. Don't miss the chance to make this idyllic sanctuary your own! Other features include, but are not limited to:

- Solid brick-and-tile construction
- Double-gate access to the property
- Lovely tree-lined views
- Separate laundry, with external access for drying
- Timber skirting boards, doors and door frames
- 1.5kW solar power-panel system
- Security-alarm systems to the home and garages
- Down lights
- Security doors
- Solar hot-water system
- Three x 3,000-gallon water tanks to ensure sustainability and efficiency
- Just minutes away from the popular Bibbulmun Track

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.