

**44 Horwood Road, Utakarra, WA 6530**



**House For Sale**

Friday, 17 May 2024

44 Horwood Road, Utakarra, WA 6530

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 1536 m2**

**Type: House**



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## NOW SELLING

NOW SELLING Astute buyers are welcomed to 44 Horwood Road in Utakarra, WA, a little gem frozen in time, offering not just a house but a doorway to cherished memories and a bygone era. Proudly standing since its inception in 1979, this charming 3-bedroom, 1-bathroom abode opens its doors for the first time to new owners, beckoning those with an appreciation for timeless craftsmanship of the nice solid home on a great size property that just needs a new family to bring it truly back to its former glory days and a place of laughter and cheer. **THINGS YOU SHOULD KNOW**As you step across the threshold, prepare to be enveloped by nostalgia, greeted by a spacious lounge room adorned with the hallmark of yesteryears: elegant built-in cupboards. These storied cupboards stand as silent witnesses to a time when quality in construction was not just a preference but a steadfast principle. Venture further, and you'll find the heart of the home: the kitchen and dining areas. Here, generations have gathered to prepare meals and share laughter over breakfasts and dinners, forging bonds that withstand the test of time. The master bedroom, adorned with built-in robes and cupboards, provides great space and room for king bed, while the other two bedrooms also provide ample space for kids, family or visitors to be more than comfortable. Beyond the confines of the internal living spaces lies a canvas of endless possibilities. A generous undercover alfresco area beckons, offering a sanctuary for moments of reprieve and gatherings under the skies. Adjacent to this haven lies the West wing, where a once-grand games room awaits its revival. With a vision and a touch of nostalgia-driven renovation, this space could reclaim its former glory, becoming the backdrop for spirited game nights and jovial gatherings. In the Eastern wing, a brick laundry, stands protected from the elements and allowing work space for washing & folding. An adjacent storage room, once the domain of the resident cat, echoes with the memories of evenings spent in quiet companionship. Outside, sprawled across 1536m<sup>2</sup> of land, lies a vast expanse awaiting transformation. Here, amidst the whispering winds and rustling leaves, lies the opportunity to fashion your own utopia—a dream oasis for generations to come. For those seeking not just a house but a haven steeped in nostalgia and untold stories, 44 Horwood Road stands ready to welcome you home. Don't miss your chance to own a piece of history and craft new memories in a place where time stands still. **INTERESTED?** Please contact Joel Winkley on 0417 977 593 or email [joelw@theagency.com.au](mailto:joelw@theagency.com.au) to book all viewings and to make all offers, we look forward to working with you to make this property your very own :) **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.