

# 466 Lyon Road, Wandi, WA 6167

## Sold House

Wednesday, 18 October 2023



466 Lyon Road, Wandi, WA 6167

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 6**

**Area: 1148 m2**

**Type: House**



Derick Pitt

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## Contact agent

Elevate your Lifestyle to New Heights! Exquisite "Switch Homes" Ex-Display Nestled in a Natural Oasis\*Subject Sales Welcome\*This exceptional property is not just a house; it's a luxurious sanctuary nestled amidst the serene beauty of native bushland. Set on a whopping 1148m<sup>2</sup> block, from the moment you step inside, you'll be enchanted by the high-quality finishes, exceptional features, and top-notch appliances that adorn this ex-display home. Elegance at Every Turn This is a space where you can truly breathe and relax. Soaring high ceilings, feature wallpaper and quality window treatments create a sense of spaciousness and grandeur throughout the home. Spotify some Ed Sheeran for parties, put on the dulcid tones of Norah Jones at dinner time or select the classics for a meditative pause through the integrated speaker system. You can command the mood of the home, both inside and out with this feature. Chef's Kitchen Who wouldn't love cooking in a glamorous kitchen with ample storage and top of the line appliances? Looking out into the open plan living, this dream kitchen boasts a generously sized breakfast bar for casual conversation and morning meals, an inbuilt coffee machine, as well as an adjoining scullery, keeping equipment out of sight and the sound of noisy mixers and blenders at bay! Private Oasis with Saltwater Plunge Pool For those hot summer days and balmy evenings, there's no better place to be than the saltwater plunge pool. Perfect for adults and teens alike, this pool will provide hours of entertainment, relaxation, and refreshment. Just imagine the joy of cooling off in your private oasis after a long day with a mimosa. Double the Luxury with Two Master Bedrooms This four bedroom home offers not one, but two master bedrooms, each equipped with its own ensuite bathroom. Luxurious and tastefully designed, one offers resort style living and is a perfect solution for multi-generational families or for when guests come to stay. Work from Home Front of home, a large study provides a tranquil environment for home based work. With more than enough room for office equipment and one on one meetings, you'll flourish with focus here. Spacious and Vibrant Living The entire property is designed to be spacious and bright. The generous living areas are perfect for hosting family gatherings or entertaining friends with a sprawling floor plan leading outside that can accommodate up to 100 guests! The outdoor area, complete with a dining space, is ideal for meals and fun in the open air. Whether it's a casual barbecue or a more formal dinner, this is the place to create cherished memories. Entertainment Options Galore This home also boasts a separate games room, perfect for kids of all ages to enjoy with double doors to either leave open to be a part of the household action, or closed for some peace and privacy. There's also a dedicated theatre room, where you can watch your favourite movies or host movie nights with friends and family. An Abundance of Storage Solutions For those who value organisation and convenience, this property features discreet cabinetry and storage solutions throughout. Every item in your collection, from fine tableware to outdoor equipment, will find its place with ease. Semi-rural appeal and Family Locale Close to popular Honeywood Primary School, Farmers Markets and more, you'll love the generous space this property provides and locaton lifestyle. Ideal for acreage downsizers, extended families and those who love to entertain! View by appointment only. Register your interest today with Derick on 0438 011 690 or [derick@thriverealestate.com.au](mailto:derick@thriverealestate.com.au). INTERIOR - Two Master Bedrooms with Walk in Robes - Two Spacious Minor Bedrooms with Double Built in Robes - Three Luxurious Bathrooms; including two Ensuites and two Baths - Two Powder Rooms - 3c soaring high Ceilings - Bright, Open Plan Living, Meals and Kitchen - Glamourous Chef's Kitchen complete with marble top breakfast bar, Ariston six burner gas cooktop, electric oven and inbuilt coffee machine, microwave, pantry and more - Scullery with ample storage - Big Laundry Room with an adjacent, huge Walk in Linen - Large Theatre Room in Sumptuous tones - Large Games Room with French Doors for privacy - High Quality Cabinetry - Downlights, Wall lighting and feature pendant lighting throughout - Quality window shutters, blinds and curtains - Crimsafe security screens - Zoned, Ducted, Reverse Cycle Air Conditioning - Inbuilt Speaker System for playing music - Motion-Sensor Home Security Alarm System - Double Garage with Remote Entry, Shopper's Entry, Storage Space and Backyard Entry EXTERIOR - Stylish, laser cut, security gates to porch entry - Fantastic outdoor entertainment area - Amazing native bush gardens, fully reticulated - Salt Water Plunge Pool with water feature and pool blanket - SUNPOWER 5kW inverter Solar Energy System - Pergola for outdoor dining - Barbecue Alfresco - Instantaneous Gas Hot Water System - Gated side entries LOCALLY - 450m walk to the nearest bus stop - 1.1km walk to Honeywood Primary School - 1.2km walk to the Local Farmers Market - 2.8km to IGA - 4.2km to Aubin Grove Station - 8.6km to Cockburn Gateway Shopping Centre For more information on this property, please contact: Derick Pitt Director & Licensee - Thrive Real Estate 0438 011 690 [derick@thriverealestate.com.au](mailto:derick@thriverealestate.com.au) DISCLAIMER: This document has been prepared for advertising and marketing purposes only. 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