

48 Tuart Trail, Edgewater, WA 6027



Sold House

Thursday, 5 October 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 807 m²

Type: House



Sharon Adams

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Contact agent

Welcome to 48 Tuart Trail, Edgewater a hidden treasure in a peaceful cul-de-sac with the calming sounds of birdlife in your own backyard. This is a sensational location with a spacious home ready to be snapped up by one lucky family. The home was built in 1981 and has been lovingly treasured for over 20 years by the current owner. Sitting on a spacious 807sqm block this section is zoned as R20/R40 and therefore has the potential of subdivision. Offering 4 bedrooms, 2 bathrooms and 3 separate living spaces, the design is ideal for the growing family. On entry the formal lounge is positioned to the left and with large full-length windows has a view of the front private and fenced garden. With a federation vibe within the home, you will enjoy the sense of space from the high ceilings, natural light from the large windows throughout, to the ornamental timber work, ornate cornices and ceilings with feature recesses, dado railings, feature brick walls and the additional trims and extras that make this home stand out from others. The side wing of the home includes the king size master suite towards the front with large, mirrored wall to wall tinted glass robes and a lovely aspect of the front private garden through full length windows. The ensuite is stylishly renovated. In this wing is the modern laundry, family bathroom and another king size bedroom with 4 door built in robes and an outlook of the rear entertainment area and pool. Centrally located, the functional kitchen has plenty of cupboards, microwave nook, double fridge recess, quality benchtops, soft closing drawers and doors & dishwasher. The kitchen has an opening overlooking the huge games room with sit up bench option with solid timber bench and also accesses the family/meals section. French doors separate the extensive formal lounge and dining rooms of the home to the games and also to the family sections. The central hub of the home is well designed and provides great size rooms for large gatherings or options of separation. You will love the size of the games room with full length windows and sliding door access to the entertainment area allowing the natural light to flood indoors and an additional side access to a private courtyard. The remaining 2 bedrooms are a good size, both with double robes and located in a wing towards the rear of the home with a pool vista. Moving outdoors, you will love the spacious elevated fully paved entertainment area with huge pergola and overlooking the sparkling below ground pool. A water feature at the end of the pergola adds atmosphere to entertaining while enjoying a view of the huge back garden, with stand-alone gazebo, shed and established trees - a welcome haven for the birds to enjoy. There is plenty of additional space for the kids to play or animals to roam or to grow your own veges. You will be sure to enjoy a lot of time in the outdoors relishing in the relaxing atmosphere this home captures. The 3-car garaging is an additional benefit with the bonus of paved frontage for further vehicles. Other extras include but are not limited to, air conditioning, insulation, solar panels, pool cleaning equipment, retic to front, solar HWS, gas bayonets, auto door garage opening, plenty of storage spaces & more. You will not be disappointed, so be quick to view. This home is in a top location opposite parkland and close to all the amenities a family could wish for - beautiful Yellagonga Regional Park, Lakeside Shopping Centre, Edgewater shopping centre and all services on Joondalup Dr, walking distance to bus stops for public transport and the Edgewater train station close by. Joondalup Health Campus and Edith Cowan University are very close as is Edgewater Primary School and Mater Dei College. Take the car for a short 10 min drive to the beaches, while easy access to the freeway leads to Perth CBD. This is really a hard location to fault with everything you need in very close proximity whether it is for pleasure or business - family perfect location. For additional information call Sharon Adams on 0407988545.