

5 Farmers Green, Beechboro, WA 6063



House For Sale

Tuesday, 21 May 2024

5 Farmers Green, Beechboro, WA 6063

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 698 m2

Type: House



Bradley McBeath

0437015817

FROM \$700,000

Ray White & Bradley McBeath welcome you to this EXCITING OPPORTUNITY to purchase a home that will be sure to make you the envy of your friends & family. TO AVOID DISAPPOINTMENT, REGISTER YOUR INTEREST WITHOUT DELAY. BASED ON THE CURRENT MARKET CONDITIONS & THE SHORTAGE OF HOMES FOR SALE IN BEECHBORO, THIS ONE WILL BE POPULAR!!! Farmers Green is located in the highly sought after West Beechboro precinct, this street is a small, family friendly cul de sac with no drive through traffic. This prestigious street is full of quality neighbours who obviously take great pride in their homes & gardens. Constructed by master craftsmen Zorzi homes in 1989, this HUGE 362m² residence is perfect for your growing or extended family. Zorzi is a name that is synonymous with quality built, high end homes in Perth. To remain in business for over 70 years & winning multiple Australian Home Of The Year Awards is a direct reflection of the quality of work done by one of Perth's leading builders. Presenting in EXCELLENT CONDITION, this home has been lovingly maintained & upgraded by the current owners. This property stands as a testament to a bygone era when the quality of tradesman & materials were of the utmost importance. THE ONLY WAY TO DESCRIBE THIS HOME IS THAT IT IS BIG!!! The commanding facade is secured behind the brick wall & electric gate. The front yard is manicured with a nice manageable lawn area & immaculate garden beds. You have a double lock up garage with automatic roller doors & shoppers entry. Perfect for the home handyman, there is enough room for projects even when there are two cars parked inside the garage. The formal entrance hall is grand & gives a hint of what lies ahead as you explore further into the property. To the left of the front door is the formal lounge that is bursting with natural light & overlooks the front yard, this space is an ideal Parents Retreat. To the right is the Master Suite which can only be described as HUGE. There is a BIG walk in wardrobe, your own OVER SIZED ensuite bathroom with NEW glass screened shower, a separate bath, double vanity with stone top & separate wc. In the middle of the home is another living area, this space can be closed off with the Jarrah & Glass French doors. Currently set up as a formal Dining Room, it would be perfect for a home theatre, study, kids play room or even a fifth bedroom. The heart of the home is the open plan kitchen/dining/casual living area. This space has a gas powered Fitzroy Cannon faux wood burning combustion heater which will warm the cockles of your heart on those cold Winter nights which lay ahead. The kitchen is HUGE with more bench top & storage space than you could possibly need. The breakfast bar is HUGE, the walk in pantry is HUGE, the fridge recess is HUGE. At the rear of the home is the second lounge/games room which receives glorious morning sunlight. This space is large enough to accommodate your whole family & has a lovely window seat which doubles as extra storage space. The three minor bedrooms once again are all BIG & are ideally located in a separate wing at the rear of the home, well away from the Master Suite. All three bedrooms have generous sized built in storage & are big enough for your growing or extended family. In this space is the main bathroom which is tiled floor to ceiling & once again has a glass screened shower plus another bath tub. It is no surprise that the laundry is BIG & has a walk in linen cupboard, it is home to the second wc plus there is an built in Robin Hood ironing press. There is another linen cupboard in the hallway. The enclosed outdoor entertaining space/sun room is perfect for year round entertaining. This light filled space would be suitable for a multitude of uses. The back yard is brick paved & very low maintenance. The Orange tree is in full bloom at present. This property is just perfect for the family that doesn't want to spend all weekend mowing lawns & weeding gardens. This custom built home was designed with space, comfort & quality in mind. The high ceilings enhance the already large spaces. The use of timeless Jarrah finishes throughout the home for skirting boards, door architraves & window trims adds a touch of class. Recent improvements to the property include-+ NEW Panasonic ducted reverse cycle climate control system 16kw Cooling/18kw Heating+ NEW 2x Fisher & Paykel integrated dishwashers+ NEW Westinghouse Stainless Steel oven & grill+ NEW Goldline four burner Gas cook top+ NEW quality timber laminate flooring + NEW quality carpets + NEW Valet ducted vacuum system. Additional features include-+ Bore reticulation on an automatic timer+ Rheem 130lt Gas storage hot water system+ Electric roller shutters plus security screens+ A 3kw inverter solar system with 16 panels+ 8 camera security monitoring system+ Ceiling fans to the bedrooms+ 3x fold down clothes lines+ Alarm. 2023 Annual Rates Shire rates \$2482 Water rates \$1396 There is the HUGE Altone Park at the end of the street which is not only home to several local sporting clubs but is also a great place to keep the kids entertained or to exercise your furry friends. Right next to this is Swan Activity & Aquatic Centre, right next to this is the Altone Golf Course. You can walk to the HIGHLY REGARDED West Beechboro Primary & Kiara College. The soon to be completed Morley Train Station is just 1.5km's away. Local shops are just around the corner, Coles Beechboro is a two minute drive away. The Swan Valley is literally moments away. The Perth CBD is 13km's & the Perth Airport is less than a 15 minute drive. IF YOUR FAMILY DESERVES THE BEST, YOU

MUST VIEW THIS EXCITING OPPORTUNITY TO GIVE THEM THE LIFESTYLE THEY DESERVE! From an investment perspective, the current rental appraisal for this property is \$800-\$900 per week. Beechboro is a suburb that is on the move with 28% growth reported for four bedroom homes in the last twelve months *Source - realestate.com Buyers please note that I already have interested parties from my buyer's database registered to view this property. TO AVOID DISAPPOINTMENT REGISTER YOUR INTEREST NOW!!! THE BEECHBORO REAL ESTATE MARKET IS ON FIRE & IS SHOWING NO SIGNS OF SLOWING DOWN ANY TIME SOON! THIS PROPERTY, IN THIS LOCATION, AT THIS PRICE WILL NOT LAST!! DO NOT DELAY YOUR INSPECTION OF THIS EXCITING OPPORTUNITY TO CALL 5 FARMERS GREEN YOUR NEW HOME!!! "YOU'LL BE GLAD YOU CALLED BRAD"