

5 Stokes Street, White Gum Valley, WA 6162

WHITE HOUSE
PROPERTY PARTNERS

Sold House

Monday, 14 August 2023

5 Stokes Street, White Gum Valley, WA 6162

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 564 m²

Type: House

\$1,130,000

It seems unbelievable that you can live beside a forest, and yet be five minutes from South Freo, but that is what you experience at 5 Stokes Street. All you hear are the birds and the breezes through the trees, with big windows embracing the peaceful grove of mature native trees rising from the catchment reserve next door. Spanning two streets and with rear access, the home offers plenty of space for relaxation, work, study and hobbies, including an office, theatre room, and a big workshop out the back. This is a brilliant opportunity in a very quiet and neighbourly little street in the valley. Beyond the grand old peppermint tree on the verge, a timber gate in the limestone wall leads to the front garden with olive trees and passionfruit. Exterior render is in fresh white and buttery yellow, and bamboo floors flow inside. The office is positioned at the front for working from home, with floor-to-ceiling windows to the garden. Two large bedrooms have tranquil outlooks to the grove of trees; both have ceiling fans and built-in-ropes, with the bathroom adjacent. Over on the northern side is the master bedroom with en-suite and walk-in-ropes. It's shaded by the grapevine in summer, and you can step outside through glass sliding doors. Another large flexible space can be a theatre room, music or activity room, or a second office if that's what you need, and there's heaps of storage in the big family laundry. Open-plan living is expansive, embracing that wonderful outlook to the trees to the south, while a northern wall of glass frames a vine cascading over a high limestone wall. The kitchen is really generous and practical, with masses of white cabinetry, island bench, filtered water and an extra-large walk-in pantry. Step out to the paved alfresco and the garden beyond, with lawn, a magnificent Norfolk Island pine, citrus trees, garden shed, double carport, and a large powered workshop with rolladour. Vehicle access, and a pedestrian gate too, faces Yalgoo Avenue, which gives the property great flexibility. Comfort, cost-effectiveness and environmental considerations have been prioritised: solar power, solar hot water, new ducted reverse-cycle air-conditioning, and a water tank plumbed to the washing machine and toilets. Enjoy the character of an historic neighbourhood from the complete comfort of a well-designed contemporary home in a beautiful setting of trees and tranquillity. 3 bedrooms 2 bathrooms 2 cars

- Contemporary home, remarkably peaceful green setting
- Brilliant position beside catchment forest of native trees
- Spans 2 streets: rear access from Yalgoo Avenue
- Bamboo floors, office, flexible room for theatre/music/activities
- Solar power, solar hot water, new reverse-cycle air-conditioning
- Water tank plumbed to toilets and washing machine
- Ceiling fans, north-facing master suite opens to outdoors
- Generous well-designed kitchen, big walk-in pantry
- Alfresco, large powered workshop, double carport plus verge parking
- Olives, citrus, passionfruit, grapevine
- Walk to Valley Park, primary school, community orchard
- Neighbourly little street five minutes from South Freo

Council rates: \$2,545.30 per annum (approx)
Water rates: \$1,386.35 per annum (approx)