

# 5 Taylor Street, White Gum Valley, WA 6162

## House For Sale

Saturday, 24 February 2024

5 Taylor Street, White Gum Valley, WA 6162

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 399 m2**

**Type: House**



Jay Dass

0893071280

## ALL OFFERS BY 18.04.2024

ALL OFFERS PRESENTED BY 4PM 18.04.2024 THE SELLER RESERVES THE RIGHT TO ACCEPT AN OFFER PRIOR TO THE END DATE

THE HOME Nestled in one of White Gum Valley's favourite streets, 5 Taylor Street invites you to immerse yourself in a world of timeless charm and modern elegance. This meticulously renovated 1930's weatherboard home, lovingly restored in 2011, exudes a sense of warmth and sophistication from the moment you step inside. The home has been re roofed, re wired, re plumbed and re stumped so all the big ticket items have been taken care of. The floorplan flows beautifully and includes 3 spacious, light filled bedrooms all with split system airconditioning and 2 with built in robes. The bathroom has been recently renovated as has the well laid out laundry that cleverly incorporates abundant storage. The expansive living zone steps down from the accommodation wing of the home creating good separation for family time and entertaining friends. A large split system airconditioner has been added along with electric roller shutters to all the windows and doors to keep the area cool in summer and secure for those wanting to "lock and leave". The spacious, contemporary extension was completed approximately six years ago, and unveils a captivating fusion of modern design and classic allure, with a kitchen, living, and dining area destined to be the heart of your home. Bask in the gentle embrace of natural light streaming through thoughtfully positioned timber framed glass sliders and windows, illuminating the space with a radiant glow throughout the cooler, winter months. Step outside onto Tahitian Mahogany deck, creating the perfect setting for intimate gatherings or quiet reflection. Beyond the deck lies a low maintenance, fully reticulated backyard sanctuary complete with garden shed, offering a serene escape from the hustle and bustle of everyday life.

THE COMMUNITY It's not just the home that enchants – it's the vibrant community spirit that thrives on Taylor Street. Here, neighbours are not just acquaintances but friends, connected through WhatsApp chats, street parties and regular gatherings at the charming local wine bar across South Street in Beaconsfield. For young families, the convenience of White Gum Valley Primary School located an easy walk or bike ride away, ensures that every day is filled with ease and opportunity. Embrace the essence of White Gum Valley living at 5 Taylor Street – where every corner tells a story and every moment feels like home.

THE SPECIFICS Council Rates: \$1,931.96 per annum Water Rates: \$1,154.42 per annum Land Area: 399m<sup>2</sup> Build Area: 162m<sup>2</sup> (incl.porch) Disclaimer: This information is provided for general information and marketing 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.