

# 52 Moondyne Trail, Gnangara, WA 6077

## Sold House

Wednesday, 28 February 2024

52 Moondyne Trail, Gnangara, WA 6077

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 1 m2

Type: House



Dee and Xavier Peacock  
0893004000

**\$1,330,000**

**\*LIFESTYLE\***Nestled on over 2.5 acres of semi-rural tranquillity, this spacious 5 bedroom 2 bathroom family home is surrounded by Mother Nature and is the perfect escape from life's everyday stresses, enviably located just minutes away from the exclusive Lakelands Country Club and golf course. Beyond double access gates lies ample driveway parking space, in front of the house itself. Inside, a commodious master-bedroom suite is carpeted for comfort and plays host to a walk-in wardrobe, an electric security window roller shutter for peace of mind and a private ensuite bathroom – boasting its own electric shutter, a new shower screen, a vanity, toilet, heat lamps and heated towel rails. The formal front lounge room is large in size, whilst the four spare carpeted bedrooms are all graced by full-height built-in robes. The latter are also serviced by a modern main family bathroom that has been cleverly renovated to include a shower, separate bathtub and heat lamps. The laundry is nice and functional, comprising of single and double linen presses, a separate toilet and external access to the rear of the property, for drying. Most of your casual time though will be spent from within the walls of a huge open-plan family, dining and kitchen area. The kitchen itself features a massive plumbed fridge/freezer recess, a stainless-steel range hood, a five-burner Technika gas cooktop, a Westinghouse oven, a sleek white Fisher and Paykel double-drawer dishwasher and a step-in corner pantry for good measure. Off the family room lies a generous paved courtyard area for open-air outdoor entertaining. A large wraparound verandah is the perfect place to sit and relax in total peace and quiet too, amidst the leafiness. There is a lovely backyard-lawn area for kids and pets to run around on, whilst a shimmering below-ground swimming pool is epic in its proportions and is neighboured by a terrific poolside patio – yet another exceptional entertaining option outside. A “tradie's dream” of an enormous 10.5m x 12m (approx.) workshop shed with three-phase power has a ceiling fan, a wash trough, two remote-controlled access doors, one manual access door and a single side-access door, as an added bonus. A second three-phase-powered lock-up shed (6m x 6m approx.) can easily be converted into a double garage if need be, with dual roller doors, a side car/tractor port and a wool shed/lean-to attached to it. Completing this unique package is a remote-controlled carport next to the house, featuring an automatic rear roller door also. Relaxed country-style living meets city convenience here, with absolutely everything only a matter of moments from your front door – including schools, shopping, picturesque lakes, public transport at Edgewater Station, the freeway and so much more. Impressive is an understatement, here! Other features include, but are not limited to; • Security-door entrance • New paint • New carpets • Carpeted family room with a wood-burner fireplace • Low-maintenance timber-look flooring to the dining and kitchen areas • Ceiling fan to the dining space • LED light in the kitchen • Solar-power panels • Ducted reverse-cycle air-conditioning • Security-alarm system • CCTV security cameras • Foxtel connectivity • Feature skirting boards • Solar hot-water system – with an electric booster • Bottled gas to property • Submersible bore for reticulation to the property • Garden shed • Heaps of room for trucks and larger vehicles to park also • Built in 1992 (approx.) • Plenty of natural birdlife within the surrounding treetops • Just 10 minutes from Wanneroo and its everyday amenities • Approximately 15 minutes away from the Joondalup CBD • Only 30 minutes north of our vibrant Perth city centre

**\*THE FUTURE\***The site is zoned Rural Residential under the City of Wanneroo's District Planning Scheme & located within Precinct 11 of the East Wanneroo District Structure Plan. Stage 3. PRECINCT 11 - Dwelling target 3,000-A suburban neighbourhood with a distinct character derived from existing topography, meandering streets and mature vegetation. The subdivision pattern extends the existing local road network to create well connected neighbourhoods. medium to low residential density (EWDSP 2021) For more information copy and paste the url's below <https://www.wa.gov.au/government/publications/east-wanneroo-district-structure-plan> <https://www.wa.gov.au/system/files/2021-09/East%20Wanneroo%20dsp%20web%20aug2021.pdf> Whether you are looking for a rural lifestyle and/or an investment in the future this property offers just that. To discuss your interest in this opportunity contact Dee dee@platinumrealtygroup.com.au

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