

53 Alpine Road, Kalamunda, WA 6076

THE AGENCY

House For Sale

Wednesday, 10 April 2024

53 Alpine Road, Kalamunda, WA 6076

Bedrooms: 3

Bathrooms: 2

Parkings: 10

Area: 4133 m2

Type: House



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From \$1,100,000

Presenting a hidden gem at 53 Alpine Road, Kalamunda, this exceptional opportunity is now on the market for the first time since 1962. Boasting a charming residence and the potential to subdivide into two lots, it stands as a rare find in the heart of Kalamunda and close to bushland. Positioned on a spacious, flat 4,133 sqm block with dual street frontages, the property offers unique access and flexibility. The existing house is ideally located, eliminating the need for demolition if subdividing. It's possible to retain the house on one block and still benefit from dual street frontages, with access from Boree Road, making this a truly unique opportunity. The Residence: Built in 1962 and thoughtfully expanded in 1973, this home showcases 3 bedrooms and 2 bathrooms, radiating charm, beautiful native timber floorboards, and abundant natural light. The welcoming foyer leads to a lounge with a brick surround fireplace and a formal dining room, adjacent to a retro kitchen that overlooks the family dining area. Accommodations include a main bedroom with an ensuite and wardrobes, a queen-sized room with wardrobes, and a single bedroom. They share a family bathroom with a bath, shower, and separate toilet, conveniently located next to the laundry. Additional features include a study/home office with a separate entrance and a large back patio, ideal for outdoor living. The property also has a garage with drive-through access to a large shed and ample additional parking space. While this home exhibits incredible potential, some fresh painting and upgrades would further enhance its appeal and value. Facts: • 3 bedroom, 2 bathroom residence • Main bedroom with wardrobes and ensuite • 1 queen-sized room with wardrobes and 1 single bedroom • Home Office / Study with its own entrance • Retro kitchen with electric cooktop and oven as well as a family dining area • Living area with formal dining • Family bathroom with bath, separate shower, and separate toilet • Laundry with access to the outside • Brick-surrounded fireplace • New electric storage HWS • Connected to mains gas • 3 phase power to house • Ample internal storage and cupboard space • Garage with roller doors and drive-through access to an extensive shed • Powered shed (approx 7.7m x 9.7m) - functional for a multitude of options including lockup garaging, storage, workshop • Ample space for parking multiple vehicles • Brick & Steel home built in 1962 with an extension in 1973 The Grounds, Location, and Lifestyle: The property's vast grounds are a nature lover's paradise, featuring mature gardens and trees. The outdoor area offers endless possibilities for entertainment and relaxation. Located in a prime Kalamunda location, opposite an extensive nature reserve, it provides easy access to walking trails, including the nearby Whistlepipe Gully Walking Trail, ensuring peace and privacy. Only about 30 minutes from Perth and 15 minutes from the airport, living here means embracing a lifestyle of serenity and convenience. Notably, even with subdivision, the generous layout of the grounds ensures ample space for further development or the addition of amenities like a swimming pool. It represents a perfect balance between peaceful living and convenient access to urban amenities. Facts: • Unbeatable location for families, with a quiet neighbourhood and local traffic only • Close to great schools, transport, and the town centre of Kalamunda • About 30 min to Perth, 15 min to Airports, 10 min to High Wycombe Train Station, 10 min to Bickley Valley Subdivision Potential: The ability to subdivide, subject to council approval, highlights this property. The sizeable block can be divided into two lots, each with its own street frontage. This flexibility allows the new owner to keep the existing house on one block and sell or develop the other, offering a unique investment opportunity or the chance to create a dream home. Facts: • Situated on a subdividable 4,133 sqm block (STCA) • Zoned R5 - provides the option to subdivide into two lots • Dual street frontages, with access from Boree Road Whether drawn to the character of the existing house or excited by the subdivision possibilities, this property promises limitless potential. Don't miss out on this rare offering in the heart of Kalamunda. Here's an excellent opportunity to secure a very attractive property within walking distance to the heart of Kalamunda and everything it has to offer. For more information or to arrange a viewing, contact Susanne Broido at 0499 770 237. Disclaimer: This information is provided for general information 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.