

**53 Elm Street, Hamersley, WA 6022**

**House For Sale**

Thursday, 9 May 2024

53 Elm Street, Hamersley, WA 6022

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 826 m2**

**Type: House**



Eon Dyson

0432923820

## Presenting All Offers

Nestled on a generous land holding in a quiet street setting beyond swaying palm trees, this impeccably-presented 5 bedroom 2 bathroom two-storey residence truly is a haven of comfort for you and your loved ones to cherish - a home where space meets grace, one room at a time. Sit and relax with a drink in hand under the delightful front entry verandah as you take in the splendid leafy surrounds, before you even step foot inside. Downstairs, double sliders off the tiled entry foyer reveal a spacious formal lounge and dining room, warmed by gleaming wooden floorboards and boasting split-system air-conditioning and gas-bayonet heating to keep everybody either cool or cosy, depending on the time of year. Another slider off the dining space leads into a quality central kitchen that is headlined by sparkling granite bench tops and also plays host to a walk-in pantry, a large appliance nook, a microwave nook, a water-filtration system, a range hood, a Westinghouse ceramic cooktop, a stainless-steel oven of the same brand and a stainless-steel Bosch dishwasher for good measure. It all pleasantly overlooks the open-plan family and casual-meals area where a ceiling fan and wood-fire heater in the corner are complemented by a glorious skylight that encourages natural illumination of the main living zone. Also on the ground floor is a versatile fifth bedroom, study or nursery that can be whatever you want it to be - and neighbours the huge front master suite that is made up of a split-system air-conditioning unit, timber floors, built-in side-by-side "his and hers" wooden double-door wardrobes and an intimate fully-tiled ensuite bathroom with a large shower and vanity basin for washing up. Only inches away sit a powder room, linen press, a lockable wraparound under-stair storeroom-come-wine cellar and a practical laundry with a fold-out ironing board and direct access to the rear of the property. Upstairs, a spacious games room essentially triples personal living options with its gas bayonet, roof storage access and an exquisite combination of tree-lined views and magical sunsets, come the evening. It also doubles as the ultimate children's retreat right by three spare bedrooms - all carpeted and featuring ceiling fans, built-in double robes and lovely green aspects to wake up to. There is also a toilet up here that is separate from the fully-tiled main family bathroom and its over-sized shower, vanity and built-in under-bench storage. Outdoors and off the family room, you will discover two covered patio areas, as well as a shade-sail extension that expands the paved entertaining courtyard to create an enormous space for gatherings and special occasions. There is heaps of room for a future swimming pool in place of the decent backyard-lawn area, whilst a remote-controlled lock-up four-car carport enjoys direct access to the yard, as well access into a connecting powered lock-up workshop shed to leave the budding "tradie" of the house absolutely salivating. This desirable location allows you to live only walking distance away from lush green parks, fantastic playgrounds for the kids, bus stops and even East Hamersley Primary School, just around the corner. Also within a very close proximity are the likes of Warwick Senior High School, Warwick Grove Shopping Centre, Warwick Train Station, Reid Highway, the freeway and other major arterial roads for easy access to coast, the city, Perth Airport and our picturesque Swan Valley. Expansive family living awaits right here - with even more room to grow, if required! Other features include, but are not limited to; • Solid double brick-and-tile construction • Recently Renovated • Tiled kitchen and family/meals-area flooring • Low-maintenance timber-look floors to the 5th bedroom downstairs and the upper-level games room • Safe • Split System Air Conditioning Downstairs • New ducted-evaporative air-conditioning system Upstairs • Feature down lights • White plantation window shutters • Timber skirting boards • Security doors and screens • Outdoor power points • Gas hot-water system • New motor to the carport roller door • Three-phase power to the workshop • New reticulation box • Easy-care gardens • Huge 826sqm (approx.) block • Built in 1977 (approx.) Disclaimer - Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters.