

**53 Girrawheen Drive, Gooseberry Hill, WA 6076**

**Professionals**

**House For Sale**

Friday, 27 October 2023

53 Girrawheen Drive, Gooseberry Hill, WA 6076

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 2083 m2**

**Type: House**



Joe Stillisano

**From \$750,000**

**\*\*FIRST HOME OPEN: Sun, 29 Oct, 1pm to 1.30pm\*\*** If you are looking for your home in the forest that is close to amenities you have found it. From the timber decks you enjoy a view through the trees and much of the home takes advantage of the view including the lounge room and main bedroom. Imagine waking up to a beautiful lush green vista each morning or entertaining inside and out with that view! Most of the home has Jarrah timber floors and the lounge room a built-in slow combustion heater. With ducted reverse cycle air-conditioning and ceiling insulation you can be comfortable all year round. The kitchen has had a makeover since original and includes an island bench with breakfast bar, five burner gas cooktop and one and a half oven. The bathroom and laundry have also had an update, although some time ago. This much-loved home from 1965 still belongs to the original owner that built it. Some of the improvements include: • Roof replaced with Colorbond about 10 years ago. • Patio Colorbond roof replaced about 2 years ago. • Heat Pump hot water system is almost new. The carport to the front fits a caravan plus a 4WD, and the garage under the house is oversized making room for workbenches or extra storage. Out the back is an enclosed patio plus an open patio, and to the front the timber deck overlooking the trees. The gardens include mature tall trees, flower beds and a lawn area with a mix of natives and non-natives. A real benefit is the home's location. Whilst you have the tree top vista of a holiday home you are close to schools and shops, both in Gooseberry Hill and Kalamunda, plus easy access to the Perth CBD and the Kalamunda town centre. Buses service Gooseberry Hill Road and Kalamunda Road plus there is the train station in High Wycombe. Another bonus is this home provides an affordable entry to Gooseberry Hill. For more information call JOE STILLISANO on 0423 579 966. Features include: • 2,083 square meter block • Tree Top Views • Timber Deck to Front • 4 Bedrooms • Carport fits a Caravan plus a 4WD • Oversized Single Garage • Jarrah Timber Floors • Built-in Slow Combustion Heater • Zoned Ducted Reverse Cycle Air-Conditioning • Ceiling Insulation • Roof replaced with Colorbond about 10 years ago • Patio Colorbond roof replaced about 2 years ago • Heat Pump hot water system is almost new • Open and Enclosed Patios • Easy access to Perth CBD and Kalamunda Town Centre