

53 Trafalgar Road, Lesmurdie, WA 6076



House For Sale

Saturday, 13 April 2024

53 Trafalgar Road, Lesmurdie, WA 6076

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1920 m2

Type: House



Pamela Abraham
0892932200

mid - high \$1m's

DIGNIFIED | homestead with australian wrap verandahs
STYLE FILE | contemporary classic with timeless elegance
RENOVATION | quality class significant refurbishment 2023
CAPACITY | space & grace, 5 XL bedrooms, 4 living zones
SQM | 310 living, 149 verandahs, 32 garage, 37 alfresco, 528 total
TENNIS COURT | reinstate OR large workshop OR granny flat ...
GRACIOUS | delightful grounds with pool, alfresco, lawn for play
PRETTY | twinkling coastal lights, beautiful sunsets
CATCHMENT | highly regarded Falls Road Primary School
EDUCATION | 5 quality schools & colleges within 3.5km
LOCATION | super western Lesmurdie zone
A LANDMARK property is one that most locals know as we drive by and think - lovely, impressive, desirable! This landmark dignified homestead was a quality build in 1987 and has been a CHERISHED HOME to the same large family for its entire life. It has been HOME to Dad & Mum and their 9 children through the various stages from babies to children to teenagers. What a legacy! This property can provide the same for the next lucky family and create a new cherished journey through the decades. During 2023/2024 this property has enjoyed a significant quality, CLASS RENOVATION on a Natural White color palette, under the management of an in-house INTERIOR DESIGNER. The new custodians will move into a beautifully refurbished home including the vast GRANITE Country Kitchen, beautiful STONE bathrooms and sensational STONE laundry all enhanced with quality NEW appliances, tapware, window treatments, light fittings and floor coverings. This refurbishment compliments the space and grace of the original home with SOARING CEILINGS and very generous proportions to all rooms which also capture lovely LIGHT. Original features which have been retained include the handsome FIREPLACE in the stately Living Room, gleaming JARRAH flooring while the feature brick provides ROBUSTNESS for the rough and tumble of family life. This fully fenced property is just a delight. Wander from the Kitchen to the vast verandahs to catch some chill time with a G&T and enjoy the spectacular sunsets and pretty lights illuminating on the coast. The rear class ALFRESCO is also brand NEW in 2023 with an insulated PATIO installed with quality dimmable down lights to capture the mood on any occasion. Overlooking and spilling to the swimming POOL, this is a perfect spot to ENTERTAIN in big numbers or simply enjoy gatherings with your family and friends. Then there is the TENNIS COURT that was ! An undeniable opportunity for a WHOPPING flat 615sqm of land (size of a large city block) with its own street frontage. Options include: • reinstate the full-sized tennis court (was turf, reticulated from water tank) • build your dream workshop • build your ancillary accommodation, granny flat etc • build both the workshop and granny flat • create an amazing play area, footy, cricket, bmx track etc • create a beautiful garden • and many more options to meet your dreams (all subject to the relevant approvals if required) Located in the highly desirable Western Lesmurdie location set amongst significant properties, offering a great selection of highly regarded schools and colleges, good amenity and wander down Mardolf Street for 200m to enter the beautiful bushland of the Mundy Regional Park for your morning walk. Please contact Pamela Abraham on 0409 581 008 for further information or to arrange your viewing. THE GROUNDS 1920sqm corner block (zoned R5) 2 street access with dual driveways additional parking bays for van, vehicles or boat quality white picket fencing NEW alfresco patio (2023) • dimmable down lights below ground salt pool • pool cover de-commissioned tennis court • 615sqm of flat vacant land • reinstate court if desired • options for granny flat, workshop, playground or all 3 etc (sta) gracious landscaping, lawn, deciduous trees garden reticulation water tank (de-commissioned) THE RESIDENCE brick and tile residence (c1987) wrap verandahs significant class renovation (c2023/2024) delightful leadlight entry high ceilings, jarrah flooring NEW window treatments, flooring, light fittings stately living room with fireplace stunning vast country granite kitchen • bosch induction cooktop • bosch 1.5 electric oven • adjoining study nook/homework area • access to verandah / balcony comfy family / doss down room • slow combustion fire • access to alfresco patio vast master bedroom retreat (wir) • class stone ensuite (shower, vanity, toilet) XL bedrooms 2 & 3 (birs) • linked or divide if required • or utilise as a bedroom with a private living area or study XL bedroom 4 (bir) XL bedroom 5 (bir) class stone bathroom • spa bath • double vanities • shower • storage powder room (toilet) class stone laundry & store walk-in and built-in storage split reverse-cycle air-conditioners (4 units) security systems solar h/w with electric boosters solar panels UNDERCROFT internal stairs to huge games / theatre (51sqm) shoppers access to double garage approx driving distances 220m Mundy Regional Park walk trails (Mardolf Street) 500m Bus Service on Grove Road 1km Falls Road Primary School 1km Ray Owens Sports Centre (netball, basketball, BMX, footy) 1.3km Mazenod College 1.4km Lesmurdie Falls National Park & Waterfalls 1.6km Sanderson Road Shopping Village (IGA, cafes, chemist, bakery, takeaway) 1.9km Pachamama Early Education & Childcare 2km St Brigids College 2.9km Lesmurdie Senior High School 3.3km Kalamunda Christian School 4.5km Kalamunda Village 16km Perth Airport T1 & T2 21km Perth CBD all distances & measurements are approx