

# 54 Winterfold Road, Samson, WA 6163



## Sold House

Wednesday, 4 October 2023

54 Winterfold Road, Samson, WA 6163

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 688 m<sup>2</sup>

Type: House



Shaun Mayze  
0407774264



Emma Orchard  
0418803826

**\$835,000**

**SOLD - MULTIPLE OFFERS - BY EMMA ORCHARD and SHAUN MAYZE, C&CO REAL ESTATE!** Are you looking for a large family entertainer where spacious interiors, outdoor leisure, quality finishes and intelligent northern orientation converge in tightly held Samson? This expansive family home, meticulously crafted to meet all your entertaining and living needs, is nestled in one of the City of Fremantle's most tightly held suburbs. Built by Red Ink Homes in 2010, the home exudes a modern aesthetic with its brick and Colorbond construction. Step into the wide entry; the warm embrace of recycled Jarrah boards guides you through an open and intuitively designed layout. The heart of the home is the expansive, north-facing open-plan living area, where natural light generously spills through, enhancing the vibrant and airy ambience. The kitchen, a paradigm of functionality, is equipped with a dishwasher, gas cooktop, and oven, ensuring every culinary adventure is easily catered for. A separate theatre room or formal lounge offers additional space for relaxation or entertainment. The main bedroom is finished in neutral tones with soft carpet underfoot and serves as a private retreat featuring a large walk-in robe and an ensuite with a recessed shower and large over-bench vanity, providing a sanctuary of comfort and privacy. With good separation, a study nook conveniently sits with three additional carpeted bedrooms, each fitted with built-in robes, sharing access to a secondary bathroom, thoughtfully designed with a separate bath and shower to streamline the morning routine. Slide open the doors and transition to an outdoor entertaining space where leisure and relaxation coincide with a sparkling below-ground pool, offering a cool respite on warm summer days. With a 6.66kW solar system and gas-boosted solar hot water, energy efficiency is paramount, ensuring a sustainable lifestyle and reduced utility costs. Ducted evaporative cooling maintains a comfortable climate throughout the warmer months. A large galley-style laundry and a double garage round out the critical livability features offered by this beautiful home. The garage is coupled with side access for a small boat or caravan to ensure practicality and convenience. Location is pivotal in the allure of this home. Nestled in a prime location, this exceptional family home is just a brief 800m stroll from Sir Frederick Samson Memorial Reserve and a mere 850m from Samson Recreation Centre. Top-tier educational institutions are also within easy reach, with Samson Primary School just 900m away and, most importantly, Seton Catholic College even closer at 200m. For higher education and healthcare needs, Murdoch University (3.7km) and Fiona Stanley Hospital (5.5km) are just a short drive away. And with Kardinya Park Shopping Centre just 2.7km away, all our local favourite amenity is at your fingertips. This home isn't just a place to live; it's a statement of style and sustainability, offering a seamless blend of spacious living, modern conveniences, and energy efficiency. Take advantage of the opportunity to secure one of Samson's best family entertainers! At a glance: \* Large Open Plan Living /Kitchen/Dining with Northern Orientation\* Study Nook and Theatre Space\* Recycled Jarrah Floorboards\* Ducted Evaporative Air-Conditioning + Gas Bayonet in Living\* PV Solar Panel System 6.66kw\* Gas Boosted Solar HWS\* Below Ground Pool\* 688sqm Green Title Lot