

**55 Angorra Rd, Mount Nasura, WA 6112**



**Sold House**

Thursday, 4 January 2024

55 Angorra Rd, Mount Nasura, WA 6112

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1667 m2**

**Type: House**



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**\$680,000**

\*\*\*UNDER OFFER BY BEN MATHEWS - THE MATHEWS TEAM - 0488 997 018\*\*\*WOW what a special property this is! Set on a HUGE 1667sqm block in a blue chip location, this lovely home has been meticulously maintained and lovingly retained within the same family who built the home 41 years ago. From the internal living spaces oozing with quality and character, the lush outdoor spaces with established planting and incredible views, not to mention the awesome usable parking space with lockable garage out front, this property has so much going for it - while providing potential galore!

INSIDE Walking up the inviting steps and entering through the front door you are greeted by the formal lounge and dining on your left with the master bedroom plus ensuite on your right. Further through the home the kitchen itself has plenty of bench space and storage with the appliances in great condition having been excellently maintained. This kitchen zone flows perfectly through to adjoining second living area which feels warm and inviting. The combination of the exposed brickwork and built in fireplace to this living zone add to the abundance of character this home provides. The three remaining good sized bedrooms and separate main bathroom are located down the hallway. Another beautiful design element of this home is the access door way leading out to the rear alfresco space - making the internal and external living spaces flow seamlessly which works excellently for spreading out and relaxing or to entertain family and friends. This home simply feels right and the combination of the quality build plus incredible upkeep over the years is something that is not often replicated. You can tell it has been lovingly designed and very well maintained by one owner since new. The two words for this property are CHARACTER AND QUALITY..... and it's got CHARACTER AND QUALITY in spades!

OUTSIDE The block itself is a great sized 1667sqm and provides massive potential with options galore! As you walk up the stairs to the front façade you are hit with the immediate warmth and charm this home emanates, with the lovely established trees and neatly mulched garden beds. Out front you have an excellent driveway with room for parking cars, trailers or caravans etc while you also have an undercover carport section plus a lockable garage. To the rear of the home adjoining the internal living zone as aforementioned is a beautiful patio space perfect for unwinding and relaxing looking over the hills. The large backyard has established trees including some fruit trees, more awesome fairly flat, usable space plus you have a handy shed as well. The property is on septic tanks, which are located behind the water tanks at the property.

IS THERE A FLOOR PLAN? Yes there is a professional brand new, current floor plan on the images of the add. Please see the images for the detail and feel free to request a copy emailed to you for higher resolution if you wish.

WHERE IS IT LOCATED? The property is located in the highly sought after hills section of Mount Nasura, nearby to shopping facilities and local schools whilst being only approximately 32km from the Perth CBD.

WHAT TO DO NEXT Hit the contact agent section now and make your time to view the property in person, properties with this combination of quality, location and price do not last!

Property Code: 4257