

55 Yallara Rise, Mundaring, WA 6073

Sold House

Tuesday, 6 February 2024

55 Yallara Rise, Mundaring, WA 6073

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 1 m2

Type: House



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\$1,370,000

Happy Days is definitely a lifestyle dream! This beautifully appointed equine property with a large four bedroom, two bathroom with a third toilet brick and tile family home has seen many updates over the last few years including a gorgeous new kitchen and wooden hybrid flooring. The stunning tree lined entrance with spring daffodils gives a prestigious entrance to this exceptional property. Avalon stables, tack and feed room, wash bay, arena, bore, swimming pool, separate workshop, parking lean-to, three paddocks, vegetable garden, orchard and a chook pen are all established. For the astute buyer what more could you want? Maybe location, location well that's sorted too with it being so close to Mundaring Village! 4 bed 2 bath 3WC Brick and tile family home Stunning renovated kitchen Fabulous open plan living 3 huge living areas/ ducted evap Below ground saltwater pool 1.82ha equine property/ 3 paddocks Avalon Stables/3 boxes/tack room Productive bore/5KW 21 solar panels Powered separate workshop Close to Mundaring Village Easy commute to airport/city Drive up the stunning liquid amber tree lined driveway and feel the welcoming hug of this lovely equine property. You will see the attractive residence at the end of the drive and the horses in the paddocks either side with shelters as a newish addition. Enter the home into a large entrance hall to the left is the generous main bedroom with a two window aspect enabling you wake up to views of your grazing horses in the front paddocks. The main bedroom is complete with a large ensuite and walk-in-robe. To the right of the entrance hall is the large comfortable formal lounge room with the majestic views of your equine property which provides a quiet escape away from the hub of the home. Moving to the rear of the home you will find the very functional and the well flowing open plan meals, kitchen and living area with it's stunning renovated kitchen with a very generous amount of drawers, oven range and stone bench-tops all over-looking the fabulous outdoor entertaining area with gabled alfresco and paved below ground pool. This area is a real treat to entertain all your family and friends. Kids splashing about in the pool on a balmy summer evening whilst the adults enjoy a chat and a bbq together. Adjoining the open plan area is the very versatile games room with French doors and a picture window that helps light flow through the home. Comfort year round is taken care of with the evaporative air-conditioning, Jarrahdale slow combustion fire and a gas bayonet for gas heating. An added bonus with this home are the solar panels, 5KW, which help with electricity bills. The junior bedrooms are located on the southern side of the home, they are all a generous size allowing for extra furniture and all have walk-in-robos. The family bathroom and large linen/storage cupboards are found in this wing of the home. The laundry is adjacent to the kitchen with the added bonus of a small powder-room conveniently accessed from the outdoors for all those muddy boots and times spent in the pool. Your equine friends are sorted with an attractive barn style Avalon stables providing 3 boxes and a tack and feed room complete with power and lights. A bore tap is located nearby. The current owners spend much of their time on the front front verandah enjoying a sundowner with friends gazing over the paddocks and arena beyond. A huge expanse of grass at the rear of the residence is watered by the productive bore, it encompasses the chook pen, vegetable garden and great sized workshop ready for all those who like to tinker or would make a fabulous man-cave. This workshop has a concrete floor, plenty of power points and lighting. Located down Stoneville Road off Jarrah Road, Yallara Rise is a very prestigious and exclusive pocket of Mundaring providing just a few equine properties and it isn't every day that one comes on the market this well set up and so close to shops, schools, transport and all the services Mundaring has to offer. So pull on your boots and book an inspection to seize this opportunity and realise your equine dream today! For more information or arrange to view please contact FIONA ROUTLEY on 0418 808 034. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.