

59 Ledger Road, Gooseberry Hill, WA 6076



Sold House

Friday, 1 September 2023

59 Ledger Road, Gooseberry Hill, WA 6076

Bedrooms: 4

Bathrooms: 2

Area: 2029 m2

Type: House



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This is some superb Gooseberry Hill value here! Set on a huge 2029 sqm block with 4 bedrooms, study, workshop/hobby room and separate powered studio. The salt water pool has solar heating and swim jets and the home is positioned nearly in the middle of the block to make great use of a functional front yard and also a back yard for private living. Inside: Check out the floor plan and see just how practical this layout really is. The kitchen is at the heart of the downstairs living space. It is well-configured and overlooks the patio and backyard. The meals/lounge area opens to the big patio area, and it really suits that easy-flowing lifestyle that centres around casual meals and entertaining. While we're downstairs, there are three bedrooms on this level plus a dedicated study. Two of the bedrooms feature built-in robes, and the biggest of the three has a built-in dresser table. It's a very practical design! Upstairs we have the master suite, with a whole lot of room and plenty of storage. The ensuite bathroom is great, and there's plenty to appreciate about having a little bit of separation from the main living areas downstairs. The private balcony overlooks the backyard and pool area. In addition to all the great spaces inside, we have a separate studio, or games room, or home office, or teenagers retreat, or... well, whatever you want it to be! It's a great space with plenty of options. You're certainly not short of rooms here! Outside: First thing to mention is the pool. The pool is salt and has swim jets to swim against or spa bubbles if you wish to take it easy and relax. It's also got solar hot water connected to give you extra swim time either side of the summer months. The gardens are well established, and there are plenty of shady trees and plants that largely take care of themselves. Offering 3 water tanks of varying size and the biggest with a petrol-powered pump. The back lawn is great for the kids and pets, and there's plenty of fun to be had on a block this size. The studio at the end of the concrete driveway offers plenty of workspace and the access is easy. Multiple sheds around for storage mean you can dedicate each shed to a different hobby if you needed. Location: This is a great cul-de-sac street and an exceptionally practical position. With Gooseberry Hill Primary just up the road and numerous hiking trails all around including one down to Rocky Pool. Gooseberry Hill shopping village is a stroll away with the french patisserie and Embers Italian restaurant. What next: Hit the EMAIL AGENT button on this page and we'll be in touch to set up a time so you can see this tremendous family home for yourself! Features: • 4 bed, 2 bath home • Separate study • Separate workshop • Separate studio • Solar HWS with electric booster • Salt underground pool with swim jets • 4 rainwater tanks • Fire sprinkler system • Lots of deciduous trees • Split system a/c in master & living area • Beautiful parquet flooring • Gas cooktop • Fireplace (currently not flued) • 3 sheds • Smart power meter Please contact Justin Urbinati on 0404 175 295 for further information. This property will be sold on an as-is basis. While care has been taken in the preparation of the above particulars no responsibility is accepted for the accuracy of the whole or any part and interested persons are advised to make their own enquiries and satisfy themselves in all respects. This also includes enquiries related to utility and internet connections and additional connection fees may apply.