

6 Gumnut Close, Swan View, WA 6056

House For Sale

Thursday, 18 April 2024

6 Gumnut Close, Swan View, WA 6056

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 683 m2

Type: House



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UNDER OFFER

Tucked away in a tranquil cul-de-sac just moments from local conveniences, this inviting three-bedroom dwelling offers an outstanding opportunity for first-time buyers, investors and growing families alike. Recently updated, this home seamlessly blends comfort and practicality, enjoying a prime location a mere 600 metres from shops, eateries and recreational facilities, ensuring effortless access to everyday essentials. Step inside to discover the spacious lounge, complete with a reverse cycle air-conditioner and a central ceiling fan for year-round comfort. The kitchen which lies at the heart of the home, includes new appliances, a small breakfast bar plus a casual meals area that flows out into the enclosed patio, offering an ideal space for relaxation or gatherings. This light filled, secure patio stretches the length of the home and is a favourite retreat of the current owner, who has turned this space into another living room of the house. All bedrooms feature plush carpeting, contemporary blinds and sheers plus new built in wardrobes for a modern touch. The tastefully rejuvenated bathroom offers a combined bath/shower and a separate toilet is located adjacent. The backyard is terraced with a paved area on the upper level that has picturesque views over the Darling Escarpment. The lower terrace has a lovely lawn area interspersed with mature fruit trees for added shade and privacy. There is a garden shed for additional storage at the rear of the property. Energy-efficient living is facilitated by 18 solar panels on the roof. Here are just some of the many features this gorgeous home has to offer:- Located in a secluded cul de sac location - Lovely front facade with easy care lawn area - There are a variety of shrubs out the front of the home including a pomegranate - Single driveway leading to a single enclosed carport - Front entrance way with a single front door plus a security screen door - Spacious lounge room with a lovely picture window overlooking the front garden - There are grey venetian blinds, sheers plus blackout curtains on this window - There is a split system air conditioner and a ceiling fan for temperature control in this room - The kitchen flows directly behind the lounge and has a small meals area nest to it separated by a breakfast bar - The kitchen features a 600mm oven, a four burner induction hotplate, a stainless rangehood plus cabinetry - There is a door leading to a laundry which can also be accessed from the patio area - There is also a glass sliding door out to the patio area - The patio has been converted into another room of the house however it is not lined or sealed - This area has a half wall all along the back of it with flyscreens along the top half - There are bamboo blinds along this wall on the flyscreens to block the afternoon sun out but allow the fresh breeze to blow through still - This area continues the length of the home and continues behind the carport for additional space - The bedroom wing of the home features three generous bedrooms plus a refreshed bathroom - The bathroom has a large shower plus a new vanity - All three of the bedrooms have central ceiling fans with lights plus venetian blinds with sheer curtains - The three bedrooms all have built in robes as well - The three bedrooms plus the lounge area have charcoal coloured carpet - The kitchen has wood look laminate flooring - The home has been painted a neutral white colour to create a modern ambiance - The backyard has lovely views over the Darling Escarpment - There is a great paved area for a table and chairs on the top terrace - There are stairs leading to the lower level of the property - The lower terrace has a lawn area for the fur babies and children to frolic on - There are three mature trees along the back fence to add privacy and shade to the backyard. These trees include a fig tree plus a mulberry tree and there are also two olive trees in their first year of fruit against the side fence - This lower terrace also has a Hills Hoist washing line plus a garden shed - The side of the property is neatly paved with foliage for privacy - There are 18 solar panels on the roof for energy efficiency - Located close to schools, parklands, shops, medical and cafes - Less than 20mins from the Perth Airport - Only 22km to get into the centre of the Perth CBD with major arterial roads close by - Shire rates are approx. \$1,900 per annum. (subject to change) - Water rates are approx. \$1,100 per annum (subject to change) - Please note the reticulation at the property does not work and will not be working at the time of Settlement Conveniently located near a bus route and a short drive from Midland Train Station and the renowned Swan Valley, this home also enjoys proximity to local schools. With easy access to major highways, this property presents a turnkey opportunity, requiring no effort to make it your own. 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.