

# 6 Silver Road, Lesmurdie, WA 6076



## House For Sale

Thursday, 25 April 2024

6 Silver Road, Lesmurdie, WA 6076

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



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## Guide : high \$700's

Silver Lining on Silver Road :: Sweet Charmer EVERY CLOUD | has a silver lining ... yours might be right here ...STYLE FILE | class update while retaining retro charm accents SPECIAL | rear garden, alfresco, lawn, exquisite rock walls, more ..DOWNSIZERS | just terrific, not too big, not too small, just right YOUNG FAMILIES | options of 4th bedroom, parks nearby WALK | to schools, tennis, bus, shops, Men's Shed, church .... CATCHMENT | highly regarded Falls Road Primary School (250m) ST BRIGIDS COLLEGE | why board, serious solution here (150m) EDUCATION | 5 quality schools & colleges within 3km If you are looking for a sweet charmer, I would recommend you check out this delight. Originating as a petite 3x1 in 1973, this property has enjoyed extensions, additions, updating and love along the way while retaining CHARM and retro influence and has options for a 4th BEDROOM and now enjoys a 2nd BATHROOM (toilet, shower, vanity) off the huge Laundry, great for family rush hour or cleaning up after some gardening. Enjoy the pretty garden view from the sink of the gorgeous new STONE COUNTRY KITCHEN cleverly designed with a computer space, pull out pantry, quality appliances (induction cooktop) and sliding doors to the Carport which is secure, simply open the gate with a controller, park up and bring in the shopping and the kiddies. The rear yard is just a delight with feature iron stone ROCK WALLS and steps creating zones and various gardens rooms all enjoyed from the vast ALFRESCO areas including a decked PAVILION complete with downlights and quality outdoor blinds. The gardens incorporate beautiful lawn, lovely roses for cut flowers, various fragrant herbs and trees and shrubs which attract the BIRDS that live in or visit this garden. The veggie patches are ready to go with your autumn plantings and a selection of FRUIT TREES in the front yard give opportunity for home produce - marmalade and relishes. Check out the CAT RUN (cat door from Bedroom 2) if you love your cat but also love the birds. Even the WORKSHOP (40sqm) nestled in the rear yard is quaint and enjoys a pretty porch and offers lovely light giving opportunity for an Artist STUDIO, Retreat or the like. And the location !!! Park up the car and wander to St Brigids College (150m !) or Falls Road Primary School (250m !), just imagine the change to your lives when you consider all the after-school activities that we run around for as well. I expect DOWNSIZERS will love what is on offer here too and may enjoy having the TENNIS Club across the road along with the Kalamunda MEN'S SHED and only 450m to Bus Stops on Lesmurdie Road. We would recommend your prompt attention to this delight. Please contact Pamela Abraham on 0409 581 008 for further information or to arrange your viewing. Your SILVER LINING might include :

- THE GROUNDS 1012sqm well structured block double width driveway for visitor parking auto gate to carport (tandem 2 cars)
- drive through for additional parking delightful fully fenced rear yard large patio veranda decked pavilion alfresco
- outdoor blinds, downlights iron stone (coffee rock) garden walls and steps - beautiful ! workshop or studio (c2008)
- power and light
- approx 40sqm wood shed lawn for play veggie patches auto reticulated gardens fruit trees include
- pomegranate, plum, apple, peach
- mandarin, lemon

THE RESIDENCE brick with tile residence (c1973) Dale Alcock Home Improvement extension (c2010) dedicated entry living room with slow combustion wood fire dining, kitchen and hall

- gleaming Spotted Gum engineered timber flooring
- quality stone kitchen (new 2019)
- induction cooktop, electric oven, dishwasher

3 bedrooms (2 with built in robes) activity/study (or option bedroom 4) bathroom (shower, bath, vanity, toilet) huge laundry with great storage 2nd bathroom (vanity, toilet, shower) EXTRAS and VALUED

- Daikin ducted reverse-cycle air conditioning
- solar hot water system with electric boosters
- solar panels (~5kW)
- insulation R3.5 wool batts
- CrimSafe security screen doors
- roof restoration and ceilings re-strapped (c2013)
- CCTV security
- cat run with cat door from bedroom 2

approx driving distances 150m St Brigids College 150m Lesmurdie Tennis Club 190m Kalamunda Mens Shed 250m Falls Road Primary School 300m Glen Road Public Open Space 400m St Swithuns Anglican Church 450m Bus Stops #13749 or #13748 Lesmurdie Road 500m Villa Maria Retirement Village 600m Our Lady of Lourdes Catholic Church 900m Lesmurdie Shopping Centre 1.7km Ray Owen Sports Complex 2.0km Lesmurdie Falls (waterfalls) 2.5km Mazenod College 2.7km Lesmurdie Senior High School 2.8km Kalamunda Christian School 3.5km Kalamunda Village 17km Perth Airport T1 & T2 23km Perth CBD