

# 68 Falls Road, Lesmurdie, WA 6076

## Sold House

Monday, 30 October 2023



68 Falls Road, Lesmurdie, WA 6076

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 2993 m2**

**Type: House**



Nick Mitchell  
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Alex Mitchell  
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**\$1,001,000**

Welcome to Falls Road, right at the top of Lesmurdie and mere moments away from the famous Lesmurdie Falls. Featuring an estate with nearly 3000sqm of nature. Four bedrooms, two bathrooms, multiple living spaces and an incredible outdoor entertaining combination. If you are looking for peace and privacy in the pristine Perth Hills, I've found the home for you. There's nothing quite like ascending the driveway at 68 Falls Road and seeing this gorgeous, elevated, two storey home for the first time. A one of a kind property that will create a lasting impression. Inside there are all the modern conveniences your heart desires combined with all the character and charm that Lesmurdie buyers have come to expect. A true family home with room to grow. The living areas are vast, with gorgeous slate flooring and statement cathedral ceilings. Expansive windows allow green views to manicured gardens beyond while bathing the living areas with natural light. The kitchen in the heart of this bright home has been revamped and updated extensively since construction, there's stainless steel cooking appliances and plenty of space for meal prep. An undeniable entertainer's delight. There are two bedrooms downstairs, one of which connected to the study to allow for a perfect 'teenage retreat'. The master bedroom is upstairs in the 'parents wing' of the home. Complete with additional living space and the fourth bedroom, a gorgeous, modern and recently renovated bathroom PLUS direct access out to your balcony. Here you can enjoy your morning tea (or night time wine) while overlooking all the natural beauty of your own property. Undisturbed treetop views to appreciate here forever. Outside there are a combination of entertaining options for you to choose from. A large gable patio with daybed, two standalone gazebo's and even a spa (included in the sale). There is a workshop at the properties rear, a nature escape playground and a huge quad carport. All surrounded by established gardens. There is certainly no lack of space for the friends or family. Features in short:-  
- Four comfortable bedrooms two bathrooms  
- Upstairs activity and downstairs study  
- Large living space with high ceilings  
- Gorgeous balcony overlooking the trees  
- Incredible outdoor entertaining areas. Extended Patio and gazebos.  
- Huge standalone quad carport  
- Workshop  
- Solar power array  
- Gigantic 2993 sqm block  
- Falls Road location  
It's time to secure your future in peace. Call The Mitchell Brothers urgently to beat the crowd and to book your next inspection. Alex Mitchell - 0404 122 943 Nick Mitchell - 0415 833 131  
Water rates: \$404.84 p/a (approx.) - For period 01/07/2022 to 30/06/2023  
Council rates: \$2,123.08 p/a (approx.)  
Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.