

7 Boondi Place, Kelmscott, WA 6111



House For Sale

Thursday, 13 June 2024

7 Boondi Place, Kelmscott, WA 6111

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1491 m2

Type: House



Mark Grogan

0894959999

From \$879,000

Quite simply, this is exceptional. Set at the end of a beautiful cul-de-sac street, this home makes a statement, standing tall on the hill. Built in 2012, it offers high-quality living and a floor plan that functions so very well. We're in the Kelmscott Hills, with beautiful views across the hills enjoyed from every level. **INSIDE**The functionality of this home is superb. We have two levels of living and a conscious design that makes this work so well. The kitchen is excellent, and there's serious of space to work with in here. The long breakfast bar really makes this a central kind of hang-out space for the busy family. The outlook from here is beautiful and you can imagine how well this space works if you're catering for a big gathering with people inside and out on the balcony. It's all tremendously good to look at and very practical to work in. The timber floors throughout the main living area really add to the beauty of this part of the home. The family room opens out to the backyard, and the French doors bring lovely natural light into the living space. The theatre room at the front of the house is a great size and will comfortably fit the larger furniture styles that make the home theatre so comfortable to kick back in. It's got room for the big screen and all of that. The design also allows you to be a bit more formal about things if that's your style. It's adjacent to the front entrance, so you can make it a lounge room if tea and conversation is more your style than an action-packed blockbuster. It's a versatile design. The bedrooms are all of a good size, with the three secondary bedrooms all on the first level. They've all got room for big furniture, and they have built-in robes. The main bedroom is upstairs and that's got to be one of the real highlights of what is on offer here. The whole upper level can pretty much be the domain of the people with their name on the title. Do the busy stuff, spend quality time with the family, and then retreat. You've got a separate living area, a private balcony and a beautiful main bedroom with great storage and an ensuite bathroom. This whole design is sensational, and there's so much to love about what's on offer here. **OUTSIDE**Out the back, there are lovely established gardens and lawns. So many hill homes are just, well, homes on hills. Their design lacks functionality and usable space. This bucks the trend very nicely! It's fenced, so it's great for pets and kids. The deck area is awesome, and it's yet another enjoyable space in this whole place of enjoyable spaces. There's great storage downstairs, and a large portion of the area under the house is accessible. You could really go all out to make this work and create quite a workshop down here. You've got options with this build style. **WHERE IT IS**Get on the map and check out this area. It's so pretty and it feels like you're in some country town down South, but the reality is it's super close to everything. You're just minutes from excellent schools, restaurants, café's, shopping centres and more. You can duck over the hill to Tonkin Highway so you've got pretty quick access to the Airport, the city and more. But when you come back, it's just this quiet little place that offers an escape from the suburban irritation. **WHAT NEXT**To find out more or to make a time to view it, hit the **EMAIL AGENT** button and we'll be in touch to set up a time so you can see it for yourself.