

7 Dryandra Crescent, Darlington, WA 6070

House For Sale

Wednesday, 17 April 2024

7 Dryandra Crescent, Darlington, WA 6070

Bedrooms: 4

Bathrooms: 1

Area: 1432 m2

Type: House



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Contact Kim Turner for price guide

Beautiful Darlington, home to the popular Darlington Arts Festival and boasting stunning walk trails, gorgeous views and homes set on wonderfully large blocks. This home is on a fabulous 1432sqm and surrounded by established gardens. Sit on the spacious front veranda and relax - this is the Hills so you're very likely to be able to watch the birdlife and you may even spot a bandicoot depending on the time of day. You can also unwind in the backyard with its shady sitting areas, pathways, lush lawn and spot for a firepit - winter drinks with friends maybe? There's a large covered alfresco area with ceiling fans that's ideal for entertaining. It has plenty of space to you can add cosy chairs where you can curl up with a book, Kindle or your phone. Stairs lead down to a covered, enclosed patio than could be another relaxation zone. The home is built over two levels. The top level includes two living zones that both have french doors to the alfresco area. It's a great set up for indoor/outdoor entertaining, or just to let fresh Hills air circulate through the house. There's a roomy lounge/dining area and a kitchen/meals/living area with built-in cabinetry. The kitchen has a modern country feel with timber benchtops, breakfast bar, 900mm oven and cooktop and plenty of cabinetry. A hallway leads to two bedrooms, both with built-in robes, and the bathroom with bath, shower and separate toilet. The bathroom is a good size, so there is scope for renovation and adding a bath if you wish. A laundry with built-in cabinetry completes this level. Stairs off the lounge/dining area take you to the lower level with two bedrooms and a study with a door to the lower patio. The home is in walking distance of Dryandra, Burton and Verbena Parks. Take one of the easily accessible bush trails to the Heritage Railway Track or walk to Greenmount Lookout and check out the views - there really is a lot to explore in Darlington, including the Goat Farm Mountain Bike Park. There's numerous schools nearby, some delightful cafes to spend time in and a major shopping centre in Midland.

Inside
Lower level
Study with airconditioner and timber-look flooring
Two bedrooms with timber-look flooring, one with a ceiling fan. Security screens
Upper level
Entry
Lounge/dining room with tiled flooring
Kitchen/living room with tiled flooring and built-in cabinetry and split-system airconditioning
Kitchen with ample underbench and overhead cabinetry, timber benchtops, breakfast bar, tiled splashback, microwave nook, dishwasher, rangehood and 900mm oven and gas cooktop
Two bedrooms with a built-in robes and timber-look flooring. One has a ceiling fan and ceiling fan
timber look flooring
Bathroom with shower, double vanity unit separate toilet
Laundry with built-in cabinetry
Linen cupboard
New (2 yrs) ducted EVAP air con to all living areas and bedrooms 1, 2 and 4
New 5 kw solar system with battery compatibility 5kw inverter (3 yrs old)
Outside
1432sqm block
Enclosed patio
Paved, covered alfresco area with ceiling fans
Single garage
Additional parking
Extensive gardens with paths, lawn, garden beds, sitting areas
Solar panels
Estimated current: Council rates \$2307.60 Water \$1650.00 p/a

Before you bid:
<https://www.beforeyoubid.com.au/purchase/7-dryandra-crescent-darlington-wa-6070/building-pest>*Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information presented. Kim Turner Real Estate provides this information without any express or implied warranty as to its accuracy. Any reliance placed upon it is at the client's own risk. Kim Turner Real Estate accepts no responsibility for the results of any actions taken or reliance placed upon this document.*