

7 Saddlers Retreat, Kelmscott, WA 6111



Sold House

Friday, 22 September 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 542 m²

Type: House

Contact agent

This is without a doubt one of the best looking, best located and most practical family homes anywhere in town. Set in this mostly unknown little pocket of Kelmscott alongside the Canning River, this is special. The floorplan tells the story, but let me sum it up. Great living spaces, spacious bedrooms, a loft and fantastic outdoor living. INSIDE Life is sustained by food and the place where the food gets made is the centre of life in this home. It's a lovely kitchen with plenty of workspace and a whole lot of room for people to hover about. The big 900mm oven and stove are a highlight and just the right gear for catering to the family. The meals area and family room are part of it all, and there's plenty of room for everyone to be together in this part of the home. If being together is getting a bit much, then the front lounge room is the place to be. It can be closed off from the rest of the house, and there are options for this to be configured in a variety of ways. It's perfectly practical and a great room to retreat to when you need a bit of quiet. The leafy outlook from here is lovely, and being opposite the master bedroom, it's quite a place to zone off for the exclusive use of the people whose names are on the title. The master bedroom is huge, and there's more than enough room for a king-size bed and big furniture to match. The walk-in robe is fitted out with drawers, hanging space, and shelves and even has that little section you use to put the random stuff you find in your pocket at the end of the day. The ensuite is brilliant, with a huge shower and a big double vanity. It's a really reasonable size too. It's not stupidly big like some I've seen, just really reasonable. There is no wasted space, but enough space that you can dry yourself without having to plan where to start the drying process and how to get the towel from one side to the other. Is that too much detail about a mundane thing? Maybe, but it's these sorts of things that separate the OK places from the great ones. This is a great one. The secondary bedrooms are all a great size, and there are built-in robes to all three of them. The main bathroom is very nice, and it features a separate shower and bath. I don't need to talk you through the towel thing again; we've established that. The loft is such an awesome feature. It's a brilliant space to either honour your favourite child or create a great shared area for the family in addition to the already generous living areas. You know your life, you know your family; this is the space so make it work for you! OUTSIDE The patio is brilliant, with a big area for entertaining friends or just being all Aussie and sitting outside whenever you get the chance. It's a well-protected space, and the pizza oven is a superb feature. The gardens are low maintenance, and it's not hard work to keep the place tidy. The spa is at the other end of the yard, and there will be plenty of nights enjoyed here. The deck takes pride of place in the backyard and is perfect for those sunny winter days or summer nights when it's just too nice to hide in the shade. Getting practical again, the garage ceiling is high, and there's not much that won't fit in here. I count 31 courses of bricks from the floor to the ceiling. You know your car, you know its height; this is the space so come park your thing! WHERE IT IS Just minutes from everything, but it doesn't look like it! You can walk out the front door and be sitting at a great café in just a couple of minutes. You can grab that coffee and walk along the Canning River with pathways around the area. It's also easy walking to public transport, primary schools and more. Check it out on the map and see just how well-positioned this property is. WHAT NEXT Homes in this area are few and rarely come to market. This is a great opportunity, and one that won't be around for long so hit the EMAIL AGENT button on this webpage, and we'll be in touch to set up a time so you can see it for yourself.