

7 Woodlea Place, Sawyers Valley, WA 6074



House For Sale

Saturday, 4 November 2023

7 Woodlea Place, Sawyers Valley, WA 6074

Bedrooms: 3

Bathrooms: 2

Area: 4225 m2

Type: House



Jo Sheil

0422491016

from \$849,000

Positioned at the top of a quiet Sawyers Valley cul-de-sac, this two-storey chalet-style home is nestled on an acre lot adjoining a reserve. Surrounded by easy-care native gardens, a below-ground pool and a stylish poolside studio and workshop, the bright modern home boasts an open plan family room, kitchen and meals area and a first-floor parents retreat with a spacious sitting room opening to a delightful east-facing balcony. 3 bedrooms 2 bathrooms 2000-built brick and iron OP family/meals/kitchen First-floor parents' retreat Below-ground salt pool Separate studio/w'kshop Verandah & 2-car carport Tank solar scheme water 4225 sqm cul-de-sac lot Adjoining natural reserve Tucked away in Sawyers Valley secluded behind an easy-care native garden this beautifully presented property has ample space for a growing family and the added advantage of a separate studio, a sparkling below-ground pool and a stylish first-floor parents' retreat. A wide shady verandah leads to the front door and into an open family room, kitchen and meals area on the ground floor. Slate floors, a slow-combustion fireplace and ample glazing fashion an understated and stylish welcome. The kitchen sits at one corner of the ground floor and features a sweep of bench with an integrated breakfast bar, an electric oven, a pantry and a 4-burner gas hob. Garden and pool views bring an air of serenity to the ground-floor living space. A sliding door links the indoor and alfresco living and entertaining zones with the paved rear verandah and pool surround offering ample space for dining, relaxing and barbecuing. Two junior bedrooms with carpet and built-in robes are arranged on either side of a family bathroom. A walk-through laundry and separate WC complete the ground floor layout. A carpeted staircase leads to the seclusion of the first-floor parents' retreat, a light and airy space consisting of a generous bedroom, a walk-in robe, an ensuite and a spacious sitting room opening onto a private balcony. Set to one side of the pool is a freestanding brick studio with multiple uses. Lined and fitted with a kitchenette and bathroom, this stylish space is a ready-made pool house, an excellent teens' retreat and a fabulous space for creative endeavours. A lined and powered room with a separate entry at one end of the studio is used by the current owner as a workshop. This charming Hills home is move-in ready, equipped with rainwater tanks to supplement the scheme water and a 5 kW solar array. It's easy to envision a comfortable family life with its close proximity to the local primary school, a short distance from the bustling village of Mundaring, and ideal location for an easy commute to Midland and beyond. To arrange an inspection of this property, call Jo Sheil - 0422 491 016.