

**70 Gooseberry Hill Road, Gooseberry Hill, WA 6076**

**Professionals**

**House For Sale**

Wednesday, 13 March 2024

70 Gooseberry Hill Road, Gooseberry Hill, WA 6076

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 8**

**Area: 2045 m2**

**Type: House**



Glen Newland  
0894531888



Margie Reid  
0894531888

## Offers in Low \$1,000,000's

Experience the epitome of hills living in this 4-bedroom, 3-bathroom home nestled in the prestigious suburb of Gooseberry Hill. Boasting unparalleled city views, this property offers a unique opportunity to enjoy the best of both worlds - tranquillity and convenience. The features you're going to love:

- Panoramic views to enjoy watching stunning sunsets
- Huge open plan living space with the kitchen being the central hub of the home, featuring Tasmanian Oak cabinetry complimented by stone benchtops
- Dishwasher and fridge included in the sale
- South African slate throughout the living areas
- Deluxe garage workshop with room for at least 6 vehicles, inbuilt crane, 3 phase power, LED lighting, workshop/office space, toilet and shower
- Over engineered with an extra \$27k of steel invested into the build for extra strength. The owner of the property is an engineer, so he's invested heavily into retaining, footings and steel for a structure that is never moving
- Self-sufficient property if you lose power, with its own 240v + 3 phase 480v backup generator (great for charging electric cars)
- Water tanks installed for backup water
- Wrap around front balcony to take in those breath-taking views
- 3.5m (approx.) ceilings in the main lounge area with Jarrah floorboards covered with carpet and a cozy wood fireplace
- Home theatre setup included in the sale
- 2 recently renovated bathrooms
- 4 great sized bedrooms that will all fit large beds
- Master bedroom has its own sliding door access to the balcony
- Back porch for enjoying the rear bush aspect of the property
- Chook pen and plenty of backyard

Gooseberry Hill has long been renowned as the Darling of the escarpment with its fantastic Primary Schools, popular Embers restaurant, and walking and cycling trails. Properties in this area with views are getting increasingly hard to secure and with easy access to the foothills, main roads and major shopping centres still only 15 minutes drive away, this area will only continue to grow in popularity. The sellers are extremely motivated, planning an overseas move. They're leaving behind a home that's primed for new memories, and with the extensive renovations completed to a high standard, all you need to do is move in and start living!

**Disclaimer:** Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract. Scammers are actively targeting real estate transactions. Due to the increasing number of attempted frauds in our industry and in the interest of protecting your funds we will not provide our trust account details via email. Please contact our agency to confirm deposit details prior to doing any transfers. Aggressive behavior and any form of verbal or physical abuse towards our employees will not be tolerated. Our teams are working as hard as they can, please be patient as we do our best to assist you.