

**79 Grove Road, Lesmurdie, WA 6076**

THE AGENCY

**Sold House**

Wednesday, 23 August 2023

79 Grove Road, Lesmurdie, WA 6076

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 9**

**Area: 969 m2**

**Type: House**



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**\$630,000**

You will instantly fall in love with this beautifully renovated home situated on a 969 sqm block in a lovely, family-friendly neighbourhood. Close to great schools, shops and restaurant. Designed with family living in mind, this home has been thoughtfully modernised to offer a comfortable and practical living space. Inside, you'll find a generous open-plan kitchen and dining area, a separate living room, a home office/study, and a spacious games room. The house showcases quality throughout, including a modern kitchen with an extra-large gas cooktop, dual section oven, double sink, integrated dishwasher, pull-out pantry, and ample storage and a breakfast bar. The kitchen opens seamlessly to the games room through sliding glass doors, which further extends to the beautifully presented and easy-care undercover reinforced cement paved patio with mood lightening, providing a seamless connection to the outdoors and creates a lovely tropical ambience, perfect for entertaining family and friends, all year around. Accommodations include a large master bedroom with built-in robes and a quality wool carpet, as well as three additional good-sized bedrooms with new wooden floors, two of which also feature built-in robes. They share the use of a spacious family bathroom, and there's also a separate powder room conveniently located next to the laundry. Optimal heating and cooling are ensured with an evaporative air conditioner and a brand-new slow combustion wood fire. The fully fenced property offers plenty of space for children to play, with lush lawn areas and beautiful trees. Additional features include a powered shed and a garden shed, providing ample storage options. The property boasts a triple carport with extra high ceilings and drive-through access. One carport is conveniently situated inside the gate, perfect for accommodating a caravan or a boat. Plenty of additional parking space is available as well. The current owners have loved and cared for this home for the last 22 years. The roof has been repointed, and double-glazed windows have been installed in the lounge room. Additionally, the patio has an updated fuse, making it ready for a spa installation.

Features:

- 4 bedroom 1 bathroom residence
- Home Office / Study
- Open-plan kitchen and dining with breakfast bar
- Custom-made kitchen with stone benchtop, pullout pantry, double sink, and ample storage
- New high-quality appliances including DeLonghi gas cooktop and integrated Bosch dishwasher
- Separate living area
- Entertaining room / Games room
- Main bedroom with built-in robes
- Good-sized 2nd/3rd/4th bedrooms, two with built-in robes
- Spacious family bathroom and separate powder room
- Laundry with ample storage space and access to the outside
- Fantastic functional floorplan offering an excellent separation of spaces
- Easy-care tiles throughout the kitchen and living areas and the study
- Quality wool carpet in the main bedroom and wooden floorboards in the remaining bedrooms
- Evaporative air conditioning and brand-new slow combustion wood fire
- Double glazed windows in lounge room
- Huge, easy-care undercover cemented paved patio with mood lighting
- Fully fenced backyard with lawn area
- Powered shed and garden shed
- Updated fuse in patio making it ready for a spa installation
- Triple carport with extra high ceilings and drive-through access
- One carport is conveniently situated inside the gate, perfect for a caravan or a boat
- Plenty of additional parking space
- Repointed roof
- Brick & tile home built in 1977 on a 969 sqm block
- Fantastic location close to many amenities
- 30 minutes drive to Perth – 20 min to airports

With so much on offer here, a viewing is an absolute must. Don't miss out on securing your family's future in the Hills. For further information, contact Susanne today at 0499 770 237

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