

7A Salisbury Road, Midvale, WA 6056

THE AGENCY

Sold House

Friday, 3 November 2023

7A Salisbury Road, Midvale, WA 6056

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 642 m²

Type: House



Shane Schofield
1300243629

\$515,000

Please come along to the FIRST VIEWING and GRAND OPENING of this gorgeous Super Sized home this Sunday 5th November, from 11am to 11:30am. You do not need to register to attend, please just come along at the scheduled time. Offer forms will be provided on Sunday at the home open to interested buyers to complete and return by 11am Monday. Offers in the Mid to High \$400k range will be presented to the owner. (\$450-\$495k) We have organised a coffee van to be onsite providing complimentary coffee to buyers who attend. We look forward to seeing you there. Nestled discreetly behind another property, this charming large home offers a blend of convenience and comfort, ideal for those seeking a secure and low-maintenance lifestyle. Beyond the gated entry, the property boasts ample space for parking, including room for a small caravan or dinghy beside the expansive lock-up garage, perfect for those with hobbies or large cars that require extra space. If you are looking for an investment property the rental estimate for this home is around \$480pw. Approaching the front, you are greeted by effortlessly maintained gardens and a thoughtfully designed driveway, ensuring easy maneuverability without the hassle of reversing down the driveway. A welcoming entrance hall sets the tone upon stepping inside, inviting guests into the spacious abode. To the right of the entrance hall lies a generously proportioned theatre room or formal lounge, providing a versatile space for entertainment or relaxation. Moving through the home, the open plan design seamlessly connects the kitchen, meals and living areas. The large sliding doors expand the living space onto the rear deck, creating an inviting indoor-outdoor flow, perfect for enjoying gatherings or quiet moments alike. A central hallway leads to three generous bedrooms, with the master exuding ample proportions, offering a comfortable retreat within the home. Alongside these bedrooms, a large family bathroom and a generously sized laundry are conveniently positioned, emphasising both practicality and functionality. Constructed in 2012, this home epitomises modern living with its incorporation of the latest amenities, including reverse cycle ducted air conditioning throughout, extra high 32-course ceiling heights and an abundance of storage solutions. Whether it's the comfort of climate control air conditioning or the ease of organised living, this residence ensures a contemporary and comfortable lifestyle. Here are just some of the many features this home has to offer; - Long concrete driveway with a gated entrance - Front yard has easy care garden beds and a concrete area for maneuvering cars - There is a gravel area on the side of the garage to park a small caravan, trailer or small boat - There is an extra wide double garage with an electric roller door - The front door has a security screen plus a solid wood entrance door - There is a wide entrance hall with charcoal tiles to greet visitors - On the right of the entrance hall is a supersized theatre room or formal lounge. - This room has a built in nook for a book case or display unit - There is a large window looking out over the front yard plus a highlight window along the side wall - This room has downlights plus a central ceiling fan - There is maroon plush pile carpet in this room - An open plan area which includes a kitchen, meals and living area sits at the rear of the home - The kitchen features new white gloss cabinetry and dark coloured stone benchtops - The galley style kitchen features a large breakfast bar with a double sink and a Dishlex dishwasher - The rear wall of the kitchen has a 600mm electric oven and a four burner gas cooktop - There is built in overhead cabinetry on this wall - The side wall of the kitchen has a triple door built-in pantry plus an extra wide area for the fridge - There is a central ceiling fan between the meals area and the living area - There is double, sliding glass doors with a security screen that leads out to the outdoor entertaining area - A long central hallway stretches down the middle of the home and three bedrooms, the bathroom plus the laundry are located off here - Bedroom two has a tiled floor and has a window out to the front yard - This room has a double built in robe - There is a central ceiling fan in this room - The main bedroom is supersized - This room has a generous walk-in robe with shelf and rail hanging - There is a central ceiling fan in this room - The hallway has a linen cupboard with built in shelving - The bathroom has a user friendly layout with a separate vanity in one section, a separate toilet then the bath and a large walk in shower in a separate section - Bed three is located at the end of the hall and has cream plush carpet and a window overlooking the backyard - This room has a double built-in robe plus a central ceiling fan - The open plan laundry has built in cabinetry plus room for a top loader washing machine - This side of the home has insulation in the walls to allow for adequate temperature control year round - The window also has tinting to stop the afternoon glare - The end of the hallway has a door leading out to the side yard - The laundry also features a shoppers entry door from the garage - The garage has a storage room for more bulky items like suitcases - The garage also has a side workshop area to fit in a work bench and extra storage - There is extra storage in the ceiling of the garage for long items like fishing rods as there are open beams instead of a gyprock ceiling - The garage is fully insulated for temperature control - The home has charcoal coloured tiles in the hallways, the living zones and bedroom two - The home has been painted a light neutral colour to coordinate with any

decor -There is reverse cycle ducted air conditioning throughout the home-Most windows of the home have blackout curtains -There is security screens on most windows of the home-The backyard has a fantastic outdoor entertaining area with a gabled patio roof and brand new timber decking-There is a pergola area down the side of the home to help with privacy and shade-The backyard has a ground cover instead of lawn for easy care as it takes less water and less mowing-Shire rates are approx. \$2,330 per annum (subject to change)-Water rates are approx. \$1,090 per annum (subject to change)-Located just down the road from Midvale Primary School-Only five minutes to Midland Gate shopping precinct -Only 10km to Perth Airport so perfect location for FIFO workersIn essence, this meticulously crafted property is a haven for those seeking a blend of modern convenience and stylish living. With its thoughtful design, oversized living areas, extra large garage, spacious bedrooms, wide hallways and a convenient location, this home stands as a testament to comfort and practicality, promising a lifestyle that surpasses expectations.Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.