

8 Chalfont Way, Swan View, WA 6056

THE AGENCY

Sold House

Wednesday, 4 October 2023

8 Chalfont Way, Swan View, WA 6056

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 688 m²

Type: House



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\$560,000

Nestled in the heart of the popular neighbourhood of Swan View, this charming home is a true gem for any growing family. Meticulously cared for and thoughtfully modernised, it offers a warm and contemporary living experience that will captivate a wide range of buyers, from busy families to conscientious downsizers and savvy investors. The estimated rent for this property is around \$500 per week as a guide for investors. With a spacious interior, this property boasts four generously-sized bedrooms, a versatile study or activity room adjacent to bedroom four plus a welcoming living area that exudes functionality. The modern upgrades throughout the home are a testament to the love and attention poured into it. The fully renovated bathroom is a highlight, featuring a large soaker tub, a separate shower and a stylish freestanding vanity. The refreshed kitchen boasts freshly painted cabinetry, creating a bright and inviting space for culinary adventures. What truly sets this home apart is the expansive outdoor entertaining deck, overlooking the lush and spacious backyard with the Darling Ranges as a beautiful backdrop. This outdoor oasis is perfect for family gatherings, BBQs or simply enjoying the tranquility of your own green space. Adding to the allure, a powered studio provides a versatile fifth bedroom for an older teen, a games room for both the young and the young at heart, a craft enthusiast's haven or a peaceful retreat for unwinding. Additionally, a spacious shed with a roller door access in the backyard offers extra storage or a perfect spot for pursuing your hobbies. Situated in an elevated position, this home enjoys not only a tranquil atmosphere but also convenient access to Schools, Shops and other amenities with an array of conveniences right on your doorstep. Here are just some of the many features this simply stunning home has to offer: -Modern look facade with a restored and painted roof and eaves -Freshly painted double driveway with a single carport -Lush lawn area with easy care gardens -Side access on the right of the house through to the backyard -Single front door with glass panelling -Front entrance hall with a 'drop zone' for hanging bags, keys etc -Master bedroom is located to the right of the front door -This room has lovely views over the front yard -There is wall to wall mirrored sliding door built in robe for added storage -This bedroom has a central ceiling fan with a light -There is grey carpet on the floor in this room -The left of the entrance hall features a good size living area -There is a large picture window with views out to the front of the property -A large split system reverse cycle air conditioner can be found in this space for year round temperature control -There is a small dining area adjacent to the living and the kitchen areas -The home boasts a refreshed galley style kitchen with freshly painted cabinetry -A double sink, a freestanding oven with a four gas hotplates, a dishwasher plus overhead cabinetry -The other side of the dining area features a separate study or activity area joining on to bedroom four -Bed four is a decent size and has a central pendant light -Both bed four and the study have grey carpet -The laundry has built in cabinetry plus a laundry trough -There is an access door to go to the outdoor entertaining area with a dog door in the laundry -There is a linen/storage cupboard in the hallway -A central hallway leads to the two other minor bedrooms -Bedroom two has a double, mirrored sliding door built-in wardrobe -There is a central ceiling fan in this room -A fully renovated bathroom has a gorgeous soaker bath, a shower plus a freestanding vanity -The bathroom has a sliding barn door entry for extra space -There are security screens on most windows of the home -The main living zones of the home have oak look laminate flooring -The four bedrooms plus the study have grey carpet -The home has been freshly painted throughout in a light grey colour to match any decor -The home boasts an amazing outdoor entertaining area split over two levels -There is a fantastic timber deck area with a shade sail. The perfect place for entertaining -A fantastic powered studio sits next to the entertaining area. This could make a great fifth bedroom for an older teen or a gamesroom or an area to relax and unwind -There is laminate flooring in here and a fluorescent light -A small lean to sits adjacent to this studio for extra storage -There is a large shed in the left corner of the backyard with a roller door access plus a concrete slab floor -There is an expansive lawn area surrounded by easy care gardens -All concrete areas around the property have been painted a fresh charcoal colour to add a contemporary feel to the home -A Rheem storage hot water system is located in the backyard -There are views of the Darling escarpment from the back entertaining area -Shire rates are approx. \$2,037 per annum (subject to change) -Water rates are approx. \$1,000 to \$1,200 per annum (subject to change) -The Mundaring Shire advised us it has approvals for the dwelling in 1975 and the garage in 1977 -Approx. rental income for this property is \$500/week -Walking distance to Swan View Primary and Swan View High Schools -Less than 500m walk to Darling Ridge Shopping Centre with an IGA and other specialty shops -Only 20 minutes to the Perth airport terminals -Swan View is located close to an abundance of walking trails, National Parks and the iconic Swan Valley wine region -This property strikes the perfect balance between modern comfort and timeless charm, making it a must-see property for anyone seeking a place to call home. Don't miss the opportunity to make this cute home your very own retreat in Swan View. Disclaimer: This information is provided for general information purposes only and is based on information

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