

8290 West Swan Road, Henley Brook, WA 6055



Sold House

Sunday, 22 October 2023

8290 West Swan Road, Henley Brook, WA 6055

Bedrooms: 2

Bathrooms: 1

Area: 2589 m2

Type: House



Paul Ross

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\$875,000

Having only ever had three owners across the last century, this charming 2 bedroom 1 bathroom 1930's-built home is firmly nestled in the heart of our beautiful Swan Valley wine region where large estates reign supreme and stands as a rare gem with a mesmerising story to tell. The captivating "Lavender Cottage" not only whispers tales of the past, but also offers you a unique opportunity to own a piece of history in a setting unlike any other - so close to the banks of the wonderful Swan River. The residence itself carries the enchanting aura of yesteryear, having once been a quaint street-front shop and, unlike the vast surrounding properties, boasts an intimate size, occupying less than an acre (approximately 2589sqm). It also provides the perfect canvas for those who appreciate a manageable, picturesque setting with lush lawns fragrant cottage gardens and mature trees. Amongst the stunning surrounds are a large Jacaranda, three mature olive trees (with one huge tree over one-hundred-years old), citrus fruit trees including both orange and mandarin, a peach tree, an almond tree, a pomegranate tree, a stunning weeping mulberry and a gorgeous selection of heritage and climbing roses to finish things off. Inside the house, all internal ceilings and walls have been replaced with updated plumbing and wiring. High ceilings, solid wooden floorboards and decorative ceiling cornices, ceiling roses and skirting boards are all commonplace throughout, including within a country-style open-plan kitchen and meals area that extends out to the lovely gardens and comprises of a dishwasher, electric-cooktop and under-bench-oven appliances and an original Metters stove. A spacious, sunken and separate living and dining room is also open-plan in design and is kept comfortable by split-system air-conditioning. A romantic bathroom is graced by a striking claw-foot bathtub, a showerhead up above, a toilet and a splendid timber vanity with beautiful views through French windows. The huge master is the biggest of the two bedrooms and has wardrobes, as well as plenty of room for sleep and study. The laundry area has Jarrah floor boards and lots of natural light and could easily be used for a third bedroom/sleep out if needed. Outside, you will be spoilt for choice when it comes to which shady spot to sit under and admire the neighbouring greenery and scenery on show, inclusive of a paved courtyard. A fabulous rear verandah deck next to the external laundry is perfect for entertaining and barbecues, whilst there is plenty of space for a large shed to be built on the property too, with the potential to either extend the existing cottage or build a brand-new home in its place also not to be underestimated. The likes of first-class wineries, outstanding restaurants, public transport, shopping, schools, Whiteman Park, the Caversham Wildlife Park and major arterial roads - for easy access to the coast, the city, Perth Airport and beyond - are all only a matter of minutes away in their own right, adding a surprising sense of convenience to a delightful cottage lifestyle that you are simply destined to fall in love with right away. The magic of this character property is destined to capture your imagination. With its endless possibilities.. including the potential for business and tourism opportunities.. the canvas is there to be painted! Features include: • Verandah entrance • All internal ceilings and walls replaced and rewired • Updated plumbing • High ceilings • Timber floors • Spacious open-plan living and dining room • Country-style kitchen and casual-meals area • Electric cooking appliances • Dishwasher • Large master bedroom • Split-system air-conditioning • Entertaining deck • Paved courtyard • Outdoor laundry • French doors and windows • Garden-shed storage • Fragrant cottage gardens including heritage and climbing roses and an abundance of lavender varieties • Large Jacaranda • Mature olive trees and a variety of citrus and other fruit trees • Space for a large shed/workshop to be built • Scope to either extend the current cottage or build a brand-new home in its place • Massive 2,589sqm (approx.) block • Generous 29.9-metre (approx.) frontage