

87 Hyem Road, Herne Hill, WA 6056



House For Sale

Sunday, 3 December 2023

87 Hyem Road, Herne Hill, WA 6056

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1 m2

Type: House



Penny Schouten
0420556332

From \$1,350,000

Nestled on the border of Susannah Brook this beautifully presented residence combines historical charm and character with contemporary elegance. The current owner has significantly refurbished over time adding stylish interiors and extensive indoor and outdoor entertainment areas together with relatively low maintenance gardens. A feature stone wall compliments the gracious weatherboard exterior and leads to a shaded veranda. A wonderful place to sit and listen to the birdsong at any time of day. Enter the home and admire the high ceilings and wood effect tiled floor with neutral décor that continues throughout.

KITCHEN/DINING The luxury kitchen and breakfast nook are as beautiful as they are practical and overlook the dining room. The quality theme continues with stone bench tops, glass splash backs, oodles of cupboard space, Miele Induction hot plate, Bosch 900mm electric oven and AEG dishwasher. The dining room oozes charm with three large windows overlooking the gardens to the valley beyond.

LIVING/ENTERTAINMENT This light-filled expansive room is where friends and family will gather with French doors allowing connection to the outside entertaining areas. With room for a 120-inch cinema screen, Sony 4k projector, surround sound ceiling speakers, sitting and games area it caters for everyone!

BEDROOMS The master bedroom has views across the front garden and boasts a whole wall of built-in wardrobes and cupboards. Two other Queen-sized bedrooms have built-in wardrobes and all three bedrooms enjoy new luxury carpet.

BATHROOM Fully tiled with twin vanity, hobless oversized shower with both rainhead and flexible showers, stunning wood effect tiles and w.c.

OFFICE With bespoke furniture, the office is large enough to be versatile and could be a playroom, sitting room, or guest room.

LAUNDRY The laundry does not miss out with plenty of storage, separate w.c. and its own split system air conditioning unit. There is also a concealed fridge and microwave recess!

ALFRESCO The entertainment area is amazing! With pitched roof, ceiling fans, stainless steel kitchen with Zeiglar and Brown BBQ, bar fridge and handy sink, plus cafe blinds and spa, it is big enough to host the largest of gatherings and fully fenced.

OUTSIDE There are four large sheds, one with two remote control roller doors and a centre carport suitable for a caravan (11.5m x 7.5m). They all have three phase power and motion sensors. Four dog runs with a dedicated exercise area will keep beloved pets secure and the property is fully fenced. There is also a secure chicken coop. The lawns are kept lush and green by the bore and new bore pump which feeds a 40,000l water tank. To the West and North sides of the property there are paddocks with mature trees providing shade that meander down to Susannah Brook. No expense has been spared on this delightful home, just look at some of the features:

- 5kw Solar Electricity
- Fujitsu ducted reverse cycle air conditioning
- Misting system to alfresco
- Outdoor kitchen and spa to the alfresco
- Insulated attic space
- Fire sprinkler system
- Motion sensors on sheds
- Camera security system
- Complete repaint of exterior and interior in 2021.

For a private inspection please contact Penny on 0420 556 332. The particulars are supplied for information only and shall not be taken as a representation of the seller or its agent as to the accuracy of any details mentioned herein which may be subject to change at any time without notice. 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.