

9 Lychee Way, Maida Vale, WA 6057

House For Sale

Sunday, 26 May 2024

9 Lychee Way, Maida Vale, WA 6057

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 429 m2

Type: House



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High \$700'000's

**** SORRY THE SATURDAY 1 JUNE HOME OPEN IS CANCELLED AND THIS PROPERTY IS NOW UNDER CONTRACT**

****Welcome to 9 Lychee Road, Maida Vale nestled in the Kalamunda Foothills Private Estate. This elegant family residence is a brand new 2024 construction offering a fantastic blend of space, style and functionality set within an idyllic location on the doorstep to our beautiful hills. Boasting an internal floor area of 243 sqm on a spacious 429 sqm block, this home is well designed ensuring double-size bedrooms, a large home theatre and a separate scullery with substantial storage and plumbed fridge/freezer recess. With immaculate presentation throughout, this home offers contemporary living with its large open plan to the rear which leads through to the back garden and outdoor alfresco entertaining. INTERNAL FEATURES: - Dedicated home theatre with double-door entry - Gourmet kitchen featuring 900mm Belling black glass (gas) 5 burner cooktop and 900mm oven set within polished Calacatta Essastone benchtops - Adjoining scullery includes substantial shelving and under-bench storage and plumbed fridge/freezer recess - Open plan kitchen, living and dining with hybrid floorboards in High Street Applecross Grey - Master bedroom with soft carpet underfoot and stylish ensuite with double vanity, an oversize luxury shower and large walk-in-robe - Bedrooms 2 and 3 (mirror image) with soft carpet underfoot and built-in mirrored sliding robes - Second bathroom with large shower, large deep bath and separate powder. - Polished Calacatta (Essastone) in kitchen, scullery and bathrooms. - Fujitsu 6-zone ducted reverse-cycle air-conditioning (with a Smart Control System via a smart tablet and available on your phone when away from home) - Spacious laundry with below-bench storage and adjacent linen storage - Rinnai B26 Gas Instantaneous Hot Water System - Contemporary front façade with rendered brick construction and colorbond (monument) roofing - Outdoor alfresco entertaining - Centurion double garage with 28c ceiling and remote sectional door. SPECIFICATIONS: Year Built: 2024 (GO Homes) Land Size: 429 SQM Total Area: 243.74 SQM (House 187.67, Garage 33.82, Alfresco 14.16, Portico 8.09) LAND & WATER RATES: Land Rates (City of Kalamunda) 2024: \$2,152 P/A (approx) Water Rates: \$1,426 P/A (approx) TITLE DETAILS: Lot 152 on Plan 420740, Volume 4005 / Folio 790 The Foothills location fulfils the convenience and choice of modern living with an abundance of established amenities and facilities including a choice of private or state schools, medical services, the NEW IGA and shopping complex as well as a range of indoor and outdoor sport and leisure facilities. Roe Highway which connects to Tonkin and Gt Eastern Hwy arterial roads is just minutes driving distance. Perth Airports and the new Forrestfield Airport Link Train Station, Kalamunda, Forrestfield, Midland, High Wycombe and Westfield Carousel Shopping Centres are all less than 20 minute drive away. With such a convenient location don't miss this fantastic opportunity to make your dream a reality. DISCLAIMER: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective buyers should make their own independent general and development inquiries with all relevant authorities to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the Agent and are expressly excluded from any contract.**