

9 St Andrews Court, Woodridge, WA 6041

Sold House

Wednesday, 11 October 2023

9 St Andrews Court, Woodridge, WA 6041

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 2 m2

Type: House



Mirka Tarca

\$750,000

FIRST HOME OPEN: SUNDAY 15 OCTOBER, 2023 FROM 3:00-3:30PM End Date Sale - All written offers presented before Tuesday 31st October, 2023 at 4:00pm. The Seller reserves the right to sell the property prior to the end date.

PRICE GUIDE MID \$700,000's This beautiful, sprawling four bedroom, two bathroom country home on more than two and a half hectares on the pristine Indian Ocean Drive coast offers you a sensational rural lifestyle, tucked away from the hustle and bustle of city life while retaining easy access to all the essential services you'll need including shops and medical services. Imagine living just 13 minutes' drive from the superb holiday destination of Moore River Estuary where the kids play on their paddleboards and build sandcastles all summer long. This home was custom designed for the current owners by the prestigious Rural Building Company in 2009 and it is immaculate. It features big shady verandas on the north side and a massive alfresco dining area under a sensational pitched roof for shade and shelter. Take the glass sliding doors into the inviting open plan living, dining and kitchen area which is at the very heart of this gorgeous family home. The kitchen with views to the garden has cabinetry in soft grey tones, large fridge/freezer space, a walk-in pantry and pull-out pantry to keep your home well stocked. The same tones are taken through to the bathrooms – the main one featuring a lovely deep tub under the window. The interior walls have been freshly painted Natural White to compliment your decor. Bedrooms are off a separate wing and the master suite is a stand-out for its enormous size, elegant ensuite and three door robe. The remaining double bedrooms are also super spacious, feature built-in robes and big windows to the garden to let in loads of natural light. If it suits your family, you may like to use the fourth bedroom as a theatre room instead. The carport is very generous in size with parking for three cars and there's a large separate powered workshop a little distance from the main house. The grounds are a delightful mix of garden, lawn, orchard, vegetable patch and of course loads of native bush including gorgeous mature gum trees. There's a lot of love and thought invested in this wonderful home from the security system, electric gates and back-up generator wired to the house right through to the biolytic living septic system where waste is treated and water recycled onto the orchard. It's convenient too that there's a free school bus service to Gingin, Quinns Rock, Butler, Two Rocks and Yanchep. This region has plenty to offer families who love the outdoor lifestyle. Interior features 4 double bedrooms 2 bathrooms, the main one with a bathtub 3 car carport Open plan kitchen, dining and living Study nook, Storeroom, Laundry & WC Wrap-around verandah Gabled Alfresco entertaining area with retractable screens European standard double glazing to all windows and doors Tiled main living area and carpeted bedrooms Sun block blinds in 3 bedrooms Air conditioners to living area and bedrooms 1 and 4. Ceiling fans to all rooms. Home is fully insulated Exterior features On 2.59 hectares of land, some retained as native bush Fully fenced corner block, facing North/South Grounds include fruit trees, flower and vegetable gardens and lawns Bore with reticulation for gardens Fully powered 6x6m Colorbond workshop with double roller doors Scheme water and power with council waste collection Three phase power to house Electric gate & Security cameras Solar hot water system Backup generator wired to the home 20 panels 5KW solar system Biolytic living septic system using recycled water for orchard Location 2 minutes to the local Cafe & large Community Centre 5 minute local access drive to Moore River 13 minute drive to Moore River Estuary & Guilderton 18 minute drive to Two Rocks 20 minute drive to Yanchep 45 minute drive to Joondalup One hour drive from Perth City centre Hope to see you at the Home Open this weekend, or call Mirka for more information.