

49 Woolloomooloo Road, Greenmount, WA 6056

Duplex/Semi-detached For Sale

Wednesday, 10 July 2024

EARNSHAW
Real Estate

49 Woolloomooloo Road, Greenmount, WA 6056

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 107 m2

Type:

Duplex/Semi-detached



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Offers From \$499,000

Previous owners have made some upgrades, replacements, and repairs to this sweet '60s gem over the past few decades. Now, it's your turn. Bring your own ideas and motivation and you could really polish this 3 bedroom, 1 bathroom jewel into a home you'll never want to leave. Gorgeous Jarrah flooring, a cosy wood stove, and ornate ceilings already bring plenty of that Hills-essential rustic charm that you can capitalise upon with a new kitchen and anything else you feel inspired to do. Get the kids involved with renovations, too; the fantastic cubby in the leafy backyard also needs some love, but once it's up to scratch again it'll be the ultimate hangout spot for adventurous little ones. Add some fairy lights and they may not want to come down! Mind you, it is a great backyard that you can also spend time in with grown-up friends. The rumpus room leading out to it can double as a games room, gym, or potential extra bedroom, making this a versatile home with plenty of potential to align it with your family's lifestyle - even as you all grow and evolve. Features Include: • 1968-built brick & tile duplex (shares a wall with duplex next door) • Ripe for renovation with vintage kitchen & bathroom • 3 bedrooms • 1 bathroom (2 WCs) • Bonus rumpus (all-purpose) room with fridge plumbing • Serviceable kitchen includes a dishwasher (installed 2 years ago), a freestanding oven with electric cooktop & microwave • Bathroom includes shower, bath, toilet & new floating vanity • Laundry includes trough, cabinets & separate WC • Freshly painted throughout • Decorative ceiling cornice • Original jarrah floorboards & skirting boards & carpet to all bedrooms • Large windows with drapes & roller blinds • Evaporative air conditioning & reverse-cycle ducted air conditioning unit • Wood-burning fireplace • New plumbing from laundry to septic in 2020 (septic pumped 2020) • Solar Hart hot water system • Covered front porch • Covered alfresco area • Wood shed • Fenced backyard with heaps of potential • Weathered steel-framed cubby house (requires love & new cladding to bring back the joy) • Fruit trees include 2 mulberry, mandarin, almond & fig • Single carport • Each duplex side utilises approx 1000sqm of the 2023sqm total block • Great location on a tree-lined residential street While the property here is fenced and approximately 1000 sqm, it is technically shared land with the neighbouring duplex. Legal separation of this 2023 sqm common property will require submission of a survey-strata title after settlement, though keeping it informally separated is also an option. Either way, this is a beautiful spot to live, and the location is wonderful; close by are reserves, National Parkland, and the Heritage Trail, Darlington and Mundaring just up the hill, Midland at the bottom, plus bus stops, schools, shops, and Marloo Theatre. Bliss. Put your own stamp on this place. For more information on 49 Woolloomooloo Road Greenmount or for friendly advice on any of your real estate needs please call Randi Macpherson on 0408 559 247.