

103 Lenori Road, Gooseberry Hill, WA, 6076



House For Sale

Sunday, 8 September 2024

103 Lenori Road, Gooseberry Hill, WA, 6076

Bedrooms: 5

Bathrooms: 2

Parkings: 1

Type: House



David Farrant
0892932200

Renovators Delight with a touch of Grandeur

Every now and again a property pops up that just screams 'Renovate me' Astute buyers and visionaries will clearly recognise the appeal and potential this property offers. The solid foundations and attractive facade provide the ideal platform to rebirth this property and bring it back to its former glory.

The massive 1788m2 corner block is predominantly flat making it super functional and user friendly and the circa 1972 brick and tile home still retains its grandiose street appeal. The total floorplan measures approx. 260m2 under roof providing for families or even empty nesters who are struggling with the idea of transitioning into confined villa/unit living arrangements. The main living hub of the home is semi-open in design and comprises of a semi-open plan kitchen/dining and family room. Four bedrooms are found within the slightly raised accommodation wing along with an office or kids' activity room which would comfortably accommodate those requiring a 5th bedroom. All bedrooms include built in robes, the master suite an ensuite and the main bathroom provides services for the secondary bedrooms.

Outdoor entertainers will be delighted with the courtyard pergola which extends off the home's main living area marrying indoors/outdoors seamlessly. A below ground pool sits privately behind the home and at the very rear of the block a previous tennis court provides the ideal space for those who have a granny flat or large workshop on their wish list. This space benefits significantly from the property being on a corner block providing potential side access off Hillside Crescent (All subject to relevant authority approvals and conditions).

With the average house price in Gooseberry Hill now approaching \$1.1m (latest figure from RP Data) this property offers exceptional value for money and an enticing value add proposition. Such a fantastic sought after location with several reputable primary schools within proximity, a short drive to the bustling Kalamunda township, a host of mountain biking and walking trails nearby, all the while being only approx. 30mins to the Perth CBD, approx.15 mins to the Perth airport and only a stone throw from public transport routes.

Disclaimer : This property is being sold on an 'As Is' basis

To enquire about this property please contact David Farrant on 0455 155 021

Property Features

Circa 1972 brick and tile residence

Fabulous super user friendly 1788m2 corner block

Semi open plan kitchen/dining/family living hub

Master suite with walk in robe and ensuite

Three secondary bedrooms all with built in robes

Office/kids activity room or optional 5th bedroom

Main bathroom with separate toilet

Laundry

Ducted evaporative air conditioning plus recently installed reverse cycle split

Instant gas hot water system (mains gas)

Alarm system

Garage (1-2 cars depending on vehicle size)

Courtyard pergola for outdoor entertaining

Below ground fibreglass swimming pool

2 garden sheds

Rear blank canvas block - existing tennis court ideally suited for granny flat or large workshop with potential side access off Hillside Crescent (subject to all relevant authority approvals and conditions)

