

109 Orange Valley Road, Kalamunda, WA 6076



House For Sale

Sunday, 23 June 2024

109 Orange Valley Road, Kalamunda, WA 6076

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 2491 m2

Type: House



Ben Ciocca

0892932200

Guide \$1m-\$1.2m

Orange Valley Location 2491m² elevated block Treetop vistas Architectural design Fully renovated throughout 3 bed 2 bath 2 carport Bespoke, Sun filled and Absolutely Alluring is the best way to describe this Split Level Spectacle. Perched high on the ridge of the much sought after leafy 'Orange Valley' awaits one of the most enchanting and captivating homes on the market. A multi layered architectural design not only gives this home its unique personality but also takes full advantage of the elevated leafy green vistas that cocoon this giant sized bird nest like residence. The entire interior is bathed in beautiful sunlight spilling in from large picture and highlight windows bringing the outdoors indoors so seamlessly. A fun and funky split level floor plan best suits smaller families, couples and lovers of bespoke homes. Although only three bedrooms it's surprisingly spacious with three distinct living zones comprising a stunning new galley kitchen with integrated European laundry and adjacent dining area. The lower living areas comprise a gorgeous lounge room with open fire place and cathedral ceilings and parallel to this is a versatile activity or games room that dovetails with the main outdoor entertaining area. The bedroom arrangement features a penthouse styled main bedroom positioned on the top floor with balcony and contemporary ensuite with a loo with a view. The two remaining bedrooms both have access to a rear veranda and share a gorgeous newly renovated bathroom and a dedicated open study. Externally the tiered front yard provides the perfect platform for kids to play or adults to admire and entertain. The rear of the property is one giant blank canvas ready to be utilised for additional landscaping or extension, potential future Granny flat or shed, the options are endless. This really is a one of a kind dwelling and suited to those who want to escape the traditional cookie cutter design lifestyle. If you're into something special and something that will make hearts flutter then you've come to the right address...Contact Ben Ciocca on 0411 113 117 to find out inspection times. Additional Features: 4 x Split system air conditioners Large walk-in storage room Double carport Outdoor storage room Automatic reticulation Electrical storage hot water system