

**10920 Great Eastern Highway, Sawyers Valley, WA  
6074**



## House For Sale

Sunday, 23 June 2024

10920 Great Eastern Highway, Sawyers Valley, WA 6074

Bedrooms: 3

Bathrooms: 3

Parkings: 6

Area: 1520 m2

Type: House



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## End Date Process

An entrepreneurial attitude and creative thinking reveal the huge potential of this historic Sawyers Valley property. Currently utilised for residential and commercial purposes, the property is perfect for a range of uses. Live and work from home or invest in this unique multi-use property. Original features abound, including high ceilings, wide floorboards, deep verandahs, and casement windows, instilling generously proportioned interiors with authenticity and charm. A flexible floor plan allows for myriad forms of reconfiguring. A lush 'secret garden' bordered with grape- and bougainvillea-strewn arbours is an idyllic setting for alfresco dining or a charming feature in a bustling tearoom (STCA). This versatile property provides excellent exposure to passing traffic and ample on-site parking, making it an ideal investment for the astute buyer.

**SCHOOL CATCHMENT** 350 m – Sawyers Valley Primary School 2.8 km – Mundaring Christian College 3.8 km – Mundaring Primary School 4.1 km – Sacred Heart Primary School 4.1 km – Eastern Hills Senior High School 4.1 km – Mount Helena Primary School 8.9 km – Parkerville Steiner 11.5 km Eastern Hills Senior High School

**RATES** Shire - Water - \$300

**FEATURES** \* Multi-use Property \* Commercial and Residential \* Original Wide Floorboards \* Casement Windows and Doors \* Separate Residential Entry \* 2 X Kitchens 1 X Kitchenette \* 3 X Bathrooms 1 X Powderroom \* Open Plan Living \* Large Principal Suite \* Slow Combustion Fireplace \* Electric Log Fire (Dimplex) \* 4 X Split Air Conditioners (LG) \* Wide Verandahs \* Powered Workshop \* Beautiful 'Secret Garden' \* Excellent Parking

**General** \* Build Year: early 1900s \* Block: 1520 sqm \* Total Built Area: 472 sqm \* 4 Toilets

**Kitchen** \* Electric Hotplates (EuroKera & Omega) \* 600 mm Electric Wall Ovens (Arda) \* 2 X 6 mm Electric Ovens (Westinghouse) \* Dishwasher (Euromaid) \* Timber-topped Benches and Island \* Pantry \* European Laundry

**Outside** \* 2 X Electric Hot Water System (Pro Flo Dux) \* Multi-Station Reticulation (Rainbird) \* Arbour-edged Courtyard Garden \* Wisteria-covered Gazebo \* Level Vegetable Garden \* Chicken Coop and Run \* 3-phase Powered Workshop \* Wide Rear Verandah \* Gated Side Entry \* Fruit and Nut Trees \* Excellent Off-Street Parking \* Carport

**LIFESTYLE** 180 m – Bus Stop 200 m – Heritage Trail 3.2 km Mount Helena IGA 4 km – Sculpture Park 4.2 km – Pioneer Park 5.4 km – Mundaring 20.2 km – Midland 21.4 km – St John of God Hospital 28.3 km – Perth Airport 39 km – Perth CBD