

13 Woodbridge Drive, Greenmount, WA, 6056

House For Sale

Monday, 28 October 2024



13 Woodbridge Drive, Greenmount, WA, 6056

Bedrooms: 3

Bathrooms: 1

Type: House



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Memories Past and Future

Come home to a place that's been lived in and loved by one family for over 50 years. The memories and joy of that lifetime are practically embedded in the walls here, and this is your opportunity to build upon them with experiences of your own. And what better backdrop to everyday life than a unique and charming home that combines original features such as exposed brick walls with fresh additions such as a coat of paint and LED lighting? Details definitely make all the difference, and they're already taken care of here so you can simply move in. And once you're settled you can add your own touches and truly start this new chapter - your own, and that of the house itself.

The space and design offered by this home delivers a life of comfort. Large windows let in the lovely light and the wood-look vinyl flooring throughout ties the rustic 1970s charm and fresh renovations together just so. To the side of the house is the semi-enclosed patio space which is just perfect for all sorts of get-togethers from long lunches with friends to casual BBQ dinners with family. The blinds provide shade and shelter when the weather is just a bit too intense, but roll them up when it's fine and you'll be rewarded with a view of the pretty backyard with its lovely 40 year old trees. This is truly a home to treasure.

Features Include:

- Lovingly cared for, adorable home!
- 3 bedrooms
- 1 modern bathroom
- Open kitchen & meals
- Separate living room
- Cottage kitchen features, tiled splashback, stainless-steel sink, benchtop with breakfast seating, multiple kitchen cupboards & drawers & overheads & built-in pantry
- Appliances include Westinghouse oven with electric cooktop & integrated rangehood
- Large main bedroom & good-sized secondary rooms
- Bathroom with Corian vanity, walk-in shower & mirrored medicine cabinet & heat lamp
- Laundry features trough & separate WC
- Hallway linen closet
- Freshly painted throughout
- Vinyl wood-look flooring throughout
- Vertical blinds & drapes and outside front window shades
- New light fittings & LEDs
- Large windows, rounded archways & exposed brick walls
- Security screened windows & doors
- Reverse-cycle air-conditioning unit & additional air-conditioning wall unit
- Instantaneous gas hot water system
- Side alfresco entertaining area with blinds
- Veggie patch & garden shed
- Brick paved courtyard with gardens
- Pot plants, compost bin & worm farm included
- Large fenced free-range chicken coop
- Fenced dog run with rear gated access to Peace Park
- 2 car tandem carport
- Well presented & neat & tidy home
- Generous fenced 1,571sqm block neighbouring and backing onto Peace Park (includes creek & children's playground)

With a generous block size of 1,571sqm you've got plenty of room to add features or expand your living space, depending on your family's needs both now and in the future. The yard is split into separate sections so you can safely house chickens or other pets while still letting kids play freely. Not that they'll want to be in the backyard much when there's

Peace Park right behind! Access it directly via a secure gate and marvel at the pretty winter creek or let littlies loose on the playground. It's also a simply beautiful spot to take a stroll in the morning, cuppa in hand. These same peaceful, leafy vibes capture the essence of this neighbourhood, and with a handful of schools within a couple of kilometres it's an ideal location to raise your young family.

Full of potential and promise.

For more information on 13 Woodbridge Drive Greenmount or for friendly advice on any of your real estate needs please call Randi Macpherson on 0408 559 247.

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