

**1360 Traylen Road, Mount Helena, WA, 6082**

**House For Sale**

Wednesday, 25 September 2024



1360 Traylen Road, Mount Helena, WA, 6082

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## SCENIC SECLUSION ON A GRAND SCALE

You get a sense of peace & the promise of privacy as you meander down the long drive way to this extensive 5 x 2 brick & iron residence.

This enormous home is perfectly situated to take in the magnificent views across the valley & surrounding countryside.

Public open space over the rear boundary includes a creek line, bushland & sizeable dam. Features to enjoy minus the maintenance!

Across the front of this 11.6 acre property is some native vegetation which screens the neighbour fronting Traylen Rd (quite distant from this house).

The uniquely designed floor plan is ideal to accommodate harmonious family living with generously sized rooms & several large living zones.

The front entry leads to one of these flexible areas with another room adjacent currently utilised as a massive study. This wing of the home also provides a chamber which is well suited as a 5th bedroom/teen's retreat. Great too as guest room for visitors that don't wish to leave this peaceful spot.

Most rooms have doors leading outside for easy access & more potential uses.

A well-appointed Tasmanian Oak kitchen offers substantial cupboard space including an island bench for additional work area. There is the extra benefit of a walk-in pantry - even more storage!

The 5 burner gas cook top with large electric oven is a fairly recent inclusion. As anticipated, the refrigerator alcove is quite ample to fit most household fridge/freezer choices.

A slow combustion heater plus reverse cycle air conditioner ensures comfortable dinner parties in the adjacent dining area. Guests are sure to be captivated by the view over the undulating countryside so they may not notice what meal is served!

The eastern end slumber wing incorporates the main suite with walk-in robe (almost dressing room) plus ensuite. It has another of the home's 5 reverse cycle air conditioners.

The main bathroom has a corner shower, plus bath & vanity to service the other bedrooms. There is a nearby separate toilet for convenience.

Beautiful views can be appreciated from many parts of the home but especially the rear deck with a panoramic semi valley aspect. Steps lead down to the main acreage. The land is level in part but slopes towards the creek line & back boundary.

Some vegetation exists but excellent scope remains to create your own piece of paradise.

Although some planting has been done over the years with fruit trees, roses & natives to name a few - endless possibilities remain.

Given the amount of space, soil & scheme water available dreams are only limited by your imagination. Become self-sufficient, design a landscape masterpiece or a wildlife habitat. Encourage free range children to explore, keep some animals, or simply relax & revel in this magical piece of WA.

Hobbyists are not forgotten! There is a mega Zincalume shed with power & concrete pad just waiting for your prized possessions, vehicles & workshop endeavours..

A two car garage is located near the house so the big shed is for big toys & big projects!

Superb location amid Hills attractions less than an hour from CBD but feels a world away from suburbia.

#### The Highlights!

Over 11.5 of tranquil & pretty acres

Grand scale home, great deck

Extensive outlook, superb views

2x Car garage, some landscaping

Mega powered shed/plus "lean-to" shelter

POS over rear boundary with creek & dam

About 5 minutes to Mt Helena

Primary & EH High Schools

Bridle trails, Playground

Village Tavern & local Park

Vet, Medical IGA/Hardware

Coffee Shop, Take Away Deli

Close to Mundaring Services

Inspection highly recommended to truly appreciate all this unique property has to offer. Contact Judith today.