

**1515 Stone Street, Chidlow, WA, 6556**



**House For Sale**

Saturday, 31 August 2024

1515 Stone Street, Chidlow, WA, 6556

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Guy King  
0417900315

## CURRAWONG FARM

All offers presented on or before 6pm Tuesday 17th September 2024

The seller reserves the right to accept an offer before the end date.

Wide verandahs threaded with climbing rose and wisteria set the tone of this charming country home resting happily on its 2.2-hectare site. Life here is easy to imagine – the mostly level property boasts paddocks, stables with walk-out yards, a chicken run, fruit trees and raised vegetable beds. At the heart of the family-focused layout is a two-storey extension with a spacious open-plan family room, a well-appointed kitchen and meals area, and a generous home office.

A restrained choice of colours and materials imposes a quiet cohesion between the original Kestrel home and a 2007 two-storey extension. High ceilings, natural tones and large windows bring an atmosphere of calm to the interior spaces. A flowing floorplan with multiple living zones, large, well-appointed junior bedrooms, and a first-floor parents' retreat combine to deliver a generous family property tailor-made for country life.

The large kitchen forms a natural gathering place with warm-toned timber benchtops, shaker-style cabinets and a large, walk-in pantry ready to be stocked with a bounty of produce gathered on the property. A slow-combustion fireplace brings cosy comfort to this central living zone, while large windows frame ever-changing rural views. Verandahs extending along two sides of the home expand the practical living space and deliver an idyllic setting for outdoor living and entertaining, no matter the time of day or the season.

### SCHOOL CATCHMENT

1.1 km – Chidlow Primary School

6.3 km – Eastern Hills Senior High School

6.4 km – Mount Helena Primary School

13.7 km – Sacred Heart Primary School

21 km – Helena College Senior Campus

22.9 km – Helena College Junior Campus

### RATES

Shire - \$2913 23/24

Water -

### FEATURES

- \* 2-storey Extension
- \* Original Kestrel Home with Retained Features
- \* Full First-floor Parents' Retreat With Balcony
- \* Wide Front and Rear Verandahs
- \* Home Office with Built-in Storage
- \* Open Plan Living
- \* Family-sized Kitchen
- \* Large Junior Bedrooms with Built-in Robes
- \* Huge Under-stair Storage Room
- \* LED Lighting
- \* Split System Reverse Cycle AC Unit
- \* Slow Combustion Fire
- \* Zoned Reticulation
- \* Overhead Fan

### General

\* Build Year: 1992 with 2007 extension

\* Block: 2.2 Hectares 5.43 Acres

\* Built Area: xxx sqm

\* 5 Bedrooms

\* 3 Bathrooms

#### Kitchen

\* Pine Benchtop

\* Shaker-style Cabinets

\* Walk-in Pantry

\* Ariston Dishwasher

\* Savoir Faire 2-door oven with 5-burner gas Cooktop

#### Main Bedroom

\* First Floor Parents' Retreat

\* Dual Aspect Glazing

\* Round Feature Window

\* East-facing Balcony

\* Split System AC

\* Walk-in Wardrobe

\* Ensuite with Spa

#### Outside

\* Mostly Level

\* Fully Fenced

\* Bore with Tank

\* East-facing Timber Deck & Verandah

\* 2 Paddocks

\* Shed with Concrete Floor (UNPOWERED)

\* Stables with Walkout Yards

\* Fenced Chicken Enclosure With 3 Coops

\* 2-car Carport

\* Fruit Trees (Mulberry, Nectarine, Fig, Quince, Apple, Pear, Various Citrus)

\* Raised Beds

\* Woodshed

\* Electric Storage HWS (Rheem)

\* Heat Pump Storage HWS (Thermann)

\* 9-zone Zone Reticulation (Hunter)

#### LIFESTYLE

1.4 km Chidlow Growers Mart

1.4 km Standard Gauge Restaurant

1.4 km Chidlow Recreation Ground

1.5 km Community Garden

1.6 km Post Office

1.7 km Bus Stop

3.1 km Lake Leschenaultia

13.9 km Mundaring

30 km – St John of God Hospital

36.4 km – Perth Airport

46 km – Perth CBD