

# 1535 Railway Terrace, Sawyers Valley, WA, 6074

**KIM·TURNER**  
REAL ESTATE

## House For Sale

Monday, 28 October 2024

1535 Railway Terrace, Sawyers Valley, WA, 6074

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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## ELEVATED LIVING AMONG THE TREES

Could life get any better?

Here we have a massive block for you and the family to enjoy, a huge house that allows you to spend time together and have plenty of some space of your own, the Heritage Railway Track directly opposite for you to explore, and all the delights of country living, yet just five minutes from the shops, schools and amenity in Mundaring.

And there's also an amazing workshop/studio where you can run a business or just indulge in your own hobbies.

This is a must see for anyone wanting to enjoy a fabulous lifestyle.

The home is set over two storeys, but the sloping block provides for an undercroft area where you can park your cars or let the children play.

The ground floor includes an open-plan living/dining/kitchen area with timber flooring. A wood-fired heater will keep you cosy in winter, while split-system airconditioning ensures your comfort in summer.

The well-equipped kitchen has stone benchtops, breakfast bar, mosaic tiled splashback, stainless steel appliances including double oven, gas cooktop, dishwasher and rangehood, and ample storage, including a large walk-in pantry.

Sliding doors open to the wraparound balcony where you can dine alfresco and enjoy the leafy views with the family or entertain in style - there is so much room you can set up dining and lounge suites and the barbecue. The veranda also gives you access to the pool, which offers hours of fun for the kids and a welcome cooling dip on summer evenings.

Back inside, there is a theatre room with built-in bar - spend a relaxing evening with the family or host a Grand Final watch party here with friends.

There is also a large games room with timber flooring, which could double as an activity room while the children are young. And a clever use of space pops a study nook under the stairs.

There are three bedrooms on this floor, all with sliding doors to the great outdoors and set around the games room. They are near the main bathroom with bath, walk-in shower, vanity unit and toilet.

Rounding out this level is the laundry, with heaps of built-in storage and a glamorous powder room.

The first floor is the parents' zone, complete with a large living area and retreat, spacious master bedroom with luxurious ensuite with bath, walk-in shower, his-and-hers vanity unit and separate toilet.

Sliding doors in the living area open to a wraparound balcony - imagine sitting out there in the evening and letting the beauty of nature relax you after a long day and then heading off to bed.

There is another bedroom on this floor, which is perfect as a nursery if needed, and a play nook.

Outside, the 3136sqm block include lawned areas, mature trees, a paved area where you can set up a firepit or outdoor setting, and plenty of room for parking.

Completing this amazing offering is the studio at the top of the block. It's accessed by two large rollerdoors and a standard door. It has three-phase power, a kitchenette, bathroom with shower, vanity unit and toilet and two 'offices' with split-system airconditioning. It's a great work from home opportunity, additional entertaining space or workshop.

## Inside

### Ground floor

- Open-plan living/dining/kitchen area with timber flooring, wood-fired heater, chandeliers and split-system airconditioning
- Kitchen with tiled flooring, breakfast bar, stone benchtops, tiled splashback, stainless-steel appliances including double oven, gas cooktop, dishwasher and rangehood, microwave nook, fridge recess and walk-in pantry
- Carpeted theatre room with built-in bar, chandelier and split-system airconditioning
- Understair study area
- Three bedrooms with tiled flooring
- Bathroom with floor-to-ceiling tiling, bath, walk-in shower, vanity unit and toilet
- Games room with timber flooring and split-system airconditioning
- Powder room
- Laundry with extensive built-in cabinetry and linen cupboard

### First floor

- Carpeted living area and retreat
- Carpeted master bedroom with ensuite with bath, walk-in shower, his-and-hers vanity unit and separate toilet
- Carpeted bedroom
- Play nook

### Outside

- 3136sqm block
- Wraparound Veranda
- Balcony
- Undercroft with storeroom
- Above-ground pool accessed from the veranda
- Paved area
- Large studio/office with three-phase power, kitchenette, bathroom with shower, vanity unit and toilet and two offices with split-system airconditioning.
- Ample parking
- Solar panels

## Before you Buy :

<https://www.beforeyoubuy.com.au/reports/1535-railway-terrace-sawyers-valley-wa-6074/building-pest>

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