

**1665 Traylen Road, Mount Helena, WA, 6082**

**House For Sale**

Friday, 30 August 2024

**EARNSHAW'S**

*Real Estate*

1665 Traylen Road, Mount Helena, WA, 6082

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Go Big In This Freshly Renovated Home

END DATE SALE: ALL OFFERS PRESENTED BY 2PM WEDNESDAY 11th SEPTEMBER 2024 (the seller reserves the right to sell prior to the end date without notice).

For a big, bustling family having plenty of space is more than a luxury. It's a necessity. This home delivers space in abundance. On 6.25 acres of beautiful bushland, this freshly fully renovated property offers the best of everything - the serenity of Hills living with all the modern conveniences you could wish for. Your kids will adore having all that land to play and create and build on and you'll love the safe buffer for them and the beauty of being surrounded by such a pretty block. Whether your idea of a good time is hosting large parties or just enjoying a quiet evening together on the decked balcony overlooking the bush, this home offers a lifestyle as grand as your dreams.

When you step inside this fantastic house you're immediately struck by the impressive scale of the interiors, where every detail has been meticulously modernised and refreshed. With a sizeable family, things can tend to get a little worn out quickly, so you'll absolutely appreciate that everything within this home is just two years old. It now has a pristine, contemporary feel while maintaining its classic Hills home charm. With a crew like yours, you probably need a whopper of an open-plan communal living space, and this kitchen, dining, and lounge area doesn't disappoint. The new kitchen is sheer delight featuring granite benchtops, oodles of storage, and top-of-the-line appliances that will make cooking for your brood more of a joy than a chore. The Blackbutt flooring throughout adds a touch of warmth and elegance, there's a bonus study for working from home, and even the laundry is gorgeous with its stone benchtops and vibrant splashback. When it's time to lure everyone home for some connected togetherness, plan an epic movie night in the fabulous theatre room and double up on the popcorn.

Features Include:

- Expansive & spacious family home on acreage
- Freshly renovated throughout - everything inside is only 2 years old
- 4 lovely bedrooms
- 2 modern bathrooms
- Large open-plan kitchen, dining & lounge area with ceiling fans, modern fireplace & loads of natural light
- Large white & grey kitchen with beautiful granite benchtops, lovely, tiled splashback, overhead cupboards & extra drawers & storage
- Big theatre room
- Main bedroom with lovely ensuite featuring standalone soaking bath & floor-to-ceiling tiles
- Large laundry with stone benchtops & striking splashback
- Blackbutt flooring throughout
- Ducted reverse cycle air conditioning
- Outdoor entertaining area
- Decked balcony overlooking the bush with super high, raked ceiling accessed through French doors
- Fantastic below-ground pool with glass & pool fencing & beautiful paving
- Double garage
- Large workshop (15x9m three phase powered)
- 6.6kw solar panels
- Scheme water and 25,000 litre water tank
- Waterwise & low maintenance native gardens & landscaping & long driveway
- 6.25 acres (bush block)

Once you've seen the outdoor decked area, you're going to be utterly impatient for Summer to hit. This expansive undercover 'room' is going to be just the spot for BBQs on Sunday, pool parties on Friday nights, or a couple of hours of blissful escape into something icy cold and the best book... whenever you feel like it! The decked area extends beyond the high ceilings to create a sunny, tranquil space to enjoy morning coffee or unwind in the twilight moments, watching the

sun set over the treetops. For your resident Project Manager, check out the (large, of course) workshop, fully equipped with 3-phase power which will be able to be 100% utilised by tools and tinkering, thanks to the double garage for vehicles and storage. Close to schools, great sporting clubs and facilities, the local Tavern and shopping centre, plus loads of special spots to find a nature-based adventure, this is a fantastic place to raise a busy family. Mundaring offers eateries and public transport so teach your youngens how to hop on the bus and they can get themselves to Mundaring, Midland, or all the way to Freo via the CBD.

Grow your family here.

For more information on 1665 Traylen Road Mount Helena, or for friendly advice on any of your real estate needs, please call Shirley from Team Lindsay on 0414 996 706.

\* Disclaimer: the team at Earnshaws Real Estate has used our best endeavours to ensure the information here is accurate, but prospective purchasers should always make their own enquiries with the relevant authorities to verify the information in this listing. We accept no liability for any errors, omissions or inaccuracies. All boundary lines, measurements and sizes on our images are approximate.