

180 Falls Road, Hovea, WA 6071

House For Sale

Sunday, 23 June 2024

EARNSHAW

Real Estate

180 Falls Road, Hovea, WA 6071

Bedrooms: 4

Bathrooms: 1

Area: 4274 m2

Type: House



Lindsay Earnshaw
0405146251



Shirley Williams
0414996706

Offers over \$979,000

END DATE SALE: ALL OFFERS PRESENTED BY 2pm THURSDAY 4th JULY 2024 (the seller reserves the right to sell prior to the end date without notice). If your idea of a dream home is a singularly unique cottage surrounded by gorgeous gardens, prepare to have your heart stolen! This 1950s renovated weatherboard and iron charmer is a delightfully surprising mix of modern functionality and classic charm, with some wonderful quirks thrown in for good measure. Polished Marri floors absolutely gleam under the warm light streaming through multiple timber-framed, cleverly placed windows. Contemporary downlights and mod con additions like air conditioning seamlessly blend with original features such as exposed timber beams - creating a haven that feels both unique and utterly inviting. Prepare to be wowed by the large open-plan living space. Here, a gorgeous, neat-as-a-pin kitchen with forest green cabinetry provides the most whimsically delightful culinary-creation backdrop, connecting the stylishly moody and elegant dining area with a choice of two living rooms. A stunning work of timber doubles as a built-in table in the upper sitting room overlooking the sunken living space. This is not your Grandma's '70s-esque sunken living room, this is an alluring expanse of versatility opening up to the gorgeous outdoor alfresco. In Winter, build up the crackling slow combustion wood fire and cuddle up on the couch with a good book. In the warmer months, you will relish folding back the wooden bifold doors that cross the entire expanse of the room, letting in the summer breeze, and making easy access for entertaining on the deck. The secondary bedrooms provide a calm serenity and the main bedroom boasts distinctive wallpapering and a beautifully bold ceiling. Features Include: • 1950s fully renovated weatherboard & iron cottage on 1 pretty acre • Beautiful blend of mod cons & charming character • 4 lovely bedrooms • 1 modernised bathroom • Large, beautiful open-plan living • Well-appointed country corner kitchen with forest green cabinetry, crisp white walls & beautiful floors underfoot with servery window & dual access to dining & living areas • Incredibly versatile living spaces including dining room, upper sitting room & gorgeous sunken lounge area opening to alfresco • Elegantly moody dining area with feature wallpaper, exposed timber beams & high windows to flood the room with light • Polished Marri floors throughout • Cosy slow combustion wood fire & unique timber piece in sitting area overlooking the sunken living area • Split system air conditioners • Huge timber decked pine lined entertaining area • Large fish pond & waterfall • 9m x 6m powered shed • Netted orchard & chook pen • 2 water tanks • Fenced paddock for a couple of sheep or goats • Beautifully landscaped gardens • Walking distance to Parky Pub & Heritage Walk Trail Reserve • 4,274sqm (1 acre) Outside has been just as carefully designed and curated. You will adore the huge timber deck for entertaining complete with the gentle sounds of a large fish pond and waterfall. Can you imagine big family BBQs here? There's literally room for everyone to catch up and still space for the little kids to practice riding their trikes! Beyond the fabulous deck, there's a large powered shed for all your storage surrounded by very prettily landscaped gardens. A netted orchard is the perfect excuse to get the kids off devices and outside 'working' while you teach them about growing their own food and a chook pen is ready for productive feathered friends. And if you're keen on further adding to the crew, there's a fenced paddock waiting for sheep or perhaps a couple of pygmy goats! This is a fantastically one-of-a-kind home on a wonderfully maintained block all within walking distance of the iconic Parky Tav along the Heritage Walk Trail. Not that you'd ever want to, but should you need to go further afield you have access to great corner stores, the shops at Mundaring, sporting clubs and facilities, loads of nature spaces and parks, schools, and Midland at the bottom of the hill for everything else. Incomparably one-of-a-kind. For more information on 180 Falls Road Hovea, or for friendly advice on any of your real estate needs, please call Shirley from Team Lindsay on 0414 996 706.