

# 2 Cherub Way, Currambine, WA 6028

THE AGENCY

## House For Sale

Wednesday, 10 July 2024

2 Cherub Way, Currambine, WA 6028

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 599 m2

Type: House



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## MARKET DEBUT!

Home is where the heart is - Apropos the name, this cherished, individual home is a pure cherubic delight, in a highly sought after pocket of Currambine, bursting with heart, soul and love! Located on a quiet corner close to Caledonia Park, "Cherub's Corner" makes excellent use of the block for practicality, convenience, privacy and full enjoyment. The South facing boundary is lined with a row of beautifully espaliered olive trees (three left untrimmed for olive harvesting!). And the entry to the front, via a little gate bordered by a private limestone and timber wall, affords privacy and a whimsical charm to the pretty front courtyard within. The private, walled exterior belies a spacious, well proportioned home with comfortable light filled zones; three living areas, plus study and four good sized bedrooms. For the handyman / hobbyist / gardener or anyone that loves to tinker, this is a dream! The double garage extends to offer a fantastic windowed workshop area with shelving, benches, power points and storage. Beyond, discover a unique, sheltered hydroponic garden growing system, harvesting rainwater for all your vegetables, herbs and fruit contained within raised garden beds. Relocating from a large block or acreage? No problem, satisfy your inner green thumbs and grow all you want here on a micro scale! The central hub of the home is the expansive family room overlooking a long north facing sheltered patio, entertaining area, beautifully framed with lemon and orange trees - designed for long table lunches, family gatherings and balmy, fun summer evenings around the heated pool. // FEATURES Private front courtyard Double entry doors with security screen Large double garage with well appointed workshop / handyman area Formal lounge - could be used a fifth bedroom Master bedroom with sparkling, modern neutral ensuite with two large mirror fronted built in robes and walk in robe (Walk in hers - Built in his) Separate office with fitted desks and shelving Kitchen with classic green cabinetry and pull out fitted cabinet organisers, timber look benchtops, 900mm cook top, Westinghouse oven, ASKO dishwasher, corner pantry and large double French door fridge/freezer Expansive family room with fabulous outlook to the entertaining area and pool Double doors to separate games / media room Three carpeted double bedrooms with built in robes, one with semi ensuite Modern, neutrally tiled family bathroom New reverse cycle ducted air conditioner Recent addition / upgrade solar panels Pool pump powered by additional 'off grid' solar panels Classic timber look, gleaming flooring Neutral decor Custom made curtains Loft storage access // OUTSIDE North facing sheltered aspect allows almost year round enjoyment Fabulous pitched alfresco 'long table' entertaining area with remote auto control, fitted alfresco blinds Concrete Pool with unique 'L' shaped design, lounging 'gin' ledges (purpose designed for gin & tonic sipping. without leaving the pool), solar heating, pool blanket, fitted resort style umbrella Outdoor hot and cold plumbed shower Pool area landscaped with mature lemon and orange trees, extensive seating and a shady, lazy daybed - the resort vibe is complete! Bordered with mature (currently loaded) lemon and orange trees - all within a low maintenance garden Rear utility area off laundry with reticulated veggie beds Secret veggie growing area with transportable rainwater tanks, hydroponic set up, raised (waist height) veggie garden / shade house area - grow all your own fruit, herbs and vegetables in a smaller space. // LOCATION Ideally positioned close to Currambine Central, easy freeway access, Currambine train station, walk to Caledonia Park and very handy for Francis Jordan Catholic School. If you're seeking the Good Life, this is it! Ideal for downsizers, who still wish to potter and party, for families with the convenience of facilities nearby and all in a quiet, friendly locale with just enough space to keep everyone happy! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.