

264 Lesmurdie Road, Lesmurdie, WA 6076



House For Sale

Wednesday, 10 July 2024

264 Lesmurdie Road, Lesmurdie, WA 6076

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 1796 m2

Type: House



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from \$949,000

STYLE FILE | colonial classic, high ceilings, robust, timeless charm
WATER ZEN | tranquil lily pond with cascading waterfall
WORKSHOP | huge 10.3 x 5.8m brick & colorbond with auto door
BACKYARD OPTIONS | cricket OR fruit & veggies OR playground
ROOM | for pool or granny flat/tiny home (STA)
VISTA | elevated outlook to trees of the Wheelwright Road gully
\$\$\$ installed 2022 | Fujitsu ducted r/c A/C and 6kW solar panels
CATCHMENT | highly regarded Lesmurdie PS & Lesmurdie SH
EDUCATION | 5 quality schools & colleges within 2.1km
Welcome, we invite you to embrace and CELEBRATE the QUALITY and timeless CHARM of this 1990 CLASSIC residence which also exudes a lovely sense of HOME. This property located on a 1796sqm block has been strategically retained to provide an elevation to enjoy the TREED VISTA of the Wheelwright Road gully and retains your own woodland street side to provide SECLUSION and privacy. It is such a delight to be welcomed by the tranquil LILY POND with its cascading WATERFALL attracting birdlife and frogs which enhance our cherished HILLS lifestyle. The colonial architecture includes the welcoming VERANDAH, bay windows, ETCHED GLASS double entry doors to high ceilings and the timeless beauty of natural slate flooring and classic feature face brick provides a country VOGUE robustness. The natural WHITE color palette throughout this HOME reflects lovely LIGHT and a calming presence. The CLASS STONE Kitchen forms the hub of the open plan Meals and Family zone and extends to the vast ALFRESCO area, capable of accommodating your largest gatherings - weddings, parties, anything ! With a large rear yard just waiting to fulfil your DREAMS, maybe you would leave AS IS for backyard CRICKET or footy OR the creation of a huge VEGGIE and fruit garden with some chookies tucked away too OR maybe the installation of a GRANNY FLAT or swimming POOL (STA). Lots of options here. This property offers all of this while still being close to amenities and education, in fact we offer 5 highly regarded Schools and Colleges within 2.1km ! With Bus Stops within 100m and local shops a mere 300m walk, your life could be very sweet ! Please contact Pamela Abraham on 0409 581 008 for further information or to arrange your viewing.

THE GROUNDS 1796sqm block large 34m frontage secluded behind your own private woodland • majestic jarrah & marri with an understory of wattles & shrub tranquil water zen with lily pond and waterfall • attracting birdlife and frogs sealed driveway significant retaining walls character iron stone (coffee rock) borders & paths brick & colorbond workshop/4 car garage • 10.3 x 5.8m • auto door • 3 phase power • extra height internal pitch additional parking bays lawned area (reinstate lawn if desired) • approx 180sqm • great for backyard cricket & footy • create a garden or veggies or fruit trees • or build granny flat or tiny home (STA) • or install swimming pool (STA) fenced rear yard garden sheds (2)

THE RESIDENCE colonial brick and tile residence (c1990) vast elevated alfresco area to rear • approx 200sqm • weddings, parties, anything • Wheelwright Road treed outlook welcoming entry verandah elegant etched glass double door entry natural white color palette quality natural slate flooring and carpet high ceilings open plan kitchen, meals, family • extends to vast alfresco class stone kitchen • induction cooktop • electric ovens (2) inc microwave, convection and steam • dishwasher love the living room adjoining dining room • or excellent home office hub master bedroom with ensuite & 4 additional bedrooms (all birs) family bathroom separate toilet laundry generous storage Fujitsu ducted r/c A/C (heat and cool - NEW in 2022) solar panels (~6kW - NEW in 2022) electric storage hot water unit (320 litre)

DRIVING DISTANCES (approx) 100m Bus Stop on Lesmurdie Road 300m Lesmurdie Shopping Centre (Lesmurdie Road) 500m St Brigids College 700m Ray Owens Sports (netball, basketball, BMX, footy) 1km Lesmurdie Primary School 1.2km Sanderson Road Shopping Village (IGA, cafes, chemist, bakery, takeaway) 1.2km Lesmurdie Tennis Club 1.6km Mazenod College 1.8km Lesmurdie Senior High School 2.1km Kalamunda Christian School 2.2km Pachamama Early Education & Childcare 3.0km Lesmurdie Falls National Park & Waterfalls 4.5km Kalamunda Village 17km Perth Airport T1 & T2 25km Perth CBD See you soon !