

**27 Minilya Avenue, White Gum Valley, WA 6162**



**House For Sale**

Wednesday, 26 June 2024

27 Minilya Avenue, White Gum Valley, WA 6162

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 754 m2**

**Type: House**



Lauri Curtain  
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Emma Orchard  
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## Please Call for Price Guide

Discover the versatility of this charming 4-bedroom, 2-bathroom family home spread across a 754sqm lot. Embracing the needs of modern living, it offers multiple living spaces and a unique layout that can be tailored to suit diverse lifestyles. Enhanced by a tasteful blend of original 1950s cottage charm and thoughtful contemporary extensions, this home presents a rare opportunity, functioning as a cohesive family residence or can be divided into two separate homes, each with private access and outdoor spaces. The front section retains its character with a study overlooking a tranquil garden, two large bedrooms, a cosy lounge, and a well-appointed kitchen featuring an island bench and dishwasher. A combined laundry/bathroom completes this wing. The modern extension, a standout feature with its high ceilings and abundant natural light, boasts an open-plan layout adorned with Italian ceramic tiles. Flooded with northern sunlight, this solar passive space includes a kitchen and seamlessly connects to an alfresco timber deck overlooking a shaded garden - an ideal setting for indoor/outdoor living. The extension also houses a third bedroom and a serene main bedroom retreat with highlight windows offering treetop views and a luxurious ensuite bathroom featuring a large soaking bathtub. Outside, the property offers multiple relaxing and entertaining spaces amidst reticulated gardens with fruit trees and native flora. A separate garden office/studio with high ceilings and independent access provides a quiet workspace, while underneath the home, an activity room awaits for fitness or creative pursuits. Located in an elevated position in White Gum Valley with a community initiative promoting biodiversity and recreational pathways, this home will appeal to many buyers seeking adaptability and sustainability. Don't miss your chance to explore this exceptional property at the upcoming weekend home opens.

In summary: 4 Bedrooms, 2 Bathrooms, 2 Kitchens, 2 living spaces plus study, Separate garden office / studio, Activity Room, Under home storage, Jarrah floor boards / Italian ceramic tiles / Wool carpets, 6.44kW Solar panel System with battery-ready inverter, 7 x Split system air conditioners, Ceiling fans, 2 Fisher & Paykel dish drawer dishwashers, Gas instantaneous hot water system, Security screens, Landscaped reticulated gardens with numerous mature fruit trees, Garden Shed, Ample off-street parking, 754sqm Green title lot