

3 Maxine Court, Lesmurdie, WA 6076

House For Sale

Tuesday, 2 July 2024

3 Maxine Court, Lesmurdie, WA 6076

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: House



Doreen Sharma
0415070683

\$1,300,000.00

Nestled in a prestigious dress circle escarpment location, this home offers unparalleled value, character, and views. It is located on a 2059m² block and features sweeping views across the horizon and Perth CBD. This home boasts a spacious floor plan, robust construction, and timeless craftsmanship, offering more space than most three-bedroom, three-bath homes.

Why the Low Entry Price? Seller's Circumstances: The seller is experiencing a very regretful sale due to work relocation.

External Retaining Walls: One retaining wall has a certificate of soil reinforcement by injection, and the second wall has been rebuilt, providing structural integrity and added value.

Property Features

Prestigious Location: Situated on a 2059m² block with mesmerising panoramic views of the city, coast, and airport.

European Styled Architecture: Featuring a huge central chef's kitchen with granite worktops and an island bench.

Spacious Living Areas: Includes a monster-sized lounge and dining area with a feature fireplace and floor-to-ceiling windows.

Additional Rooms: Large family room with built-in bar/study, cabinetry, and courtyard access.

Bedrooms: Three double-sized bedrooms with built-in wardrobes and verandah access.

Bathrooms: Three bathrooms (en-suite, main, and guest).

Comfort and Efficiency: Ducted reverse cycle air-conditioning, solar hot water system with electric booster, and electric roller shutters.

Parking and Storage: A detached double garage, under-main roof carport, wine cellar, and workshop are needed.

Outdoor Features: Below-ground pool with city and coastal vistas, large lawn area ideal for children, and garden shed.

Potential for Glamping or Airbnb: The expansive property and scenic location make it ideal for setting up a glamping site or an Airbnb, offering additional income potential.

Location Highlights:

Walking Distance to Lesmurdie Falls: A short stroll to the beautiful Lesmurdie Falls.

Close to Kalamunda Town Centre: Near a vibrant restaurant and café scene and numerous tracks for various activities, making it a magnet for healthy lifestyle seekers.

Bickley Valley Nearby: With vineyards and fresh produce, farm markets add to the charm and convenience of this location.

Contact Information: Contact Doreen Sharma on 0415 070 683 for further information.

Visual Highlights:

Lesmurdie Falls Nearby: Emphasise the walking distance of Lesmurdie Falls to the house.

Local Attractions: Highlight close proximity to Kalamunda town centre, Bickley Valley vineyards, and numerous tracks and trails.

Don't miss out on this unique opportunity to own a home with timeless craftsmanship and unbeatable views. If you're handy with contacts in the trade, this is your chance to make a smart move! Additionally, consider the potential for glamping or an Airbnb to maximise the property's value and your investment.

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.