

# 32 Grassy View, Gidgegannup, WA 6083

## House For Sale

Wednesday, 10 July 2024

32 Grassy View, Gidgegannup, WA 6083

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 2 m2

Type: House



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**From \$799,000**

Situated in a sought after location west of the Gidgegannup township, this property offers the perfect opportunity for the astute buyer to add their own special touches to make it truly shine! Boasting over 6 acres of cleared land with a very substantial Two Storey steel framed home in a whisper-quiet rural location. This is an unbeatable opportunity to escape the hustle and bustle of suburbia without compromising on easy access to the airport, Midland town centre and all of the amenities of urban living. Ideally suited to the keen renovator or handy person, the property is to be sold on an "as is" basis. Features include:

- Upstairs Master Bedroom upstairs with Walk in Robe and ensuite.
- Upstairs Second living area opening onto a private balcony with lovely views.
- Huge open plan family living and dining area
- Large kitchen with ample storage/gas cooktop
- Generous minor bedrooms/bathroom with tub
- Timber flooring and slow combustion wood fire
- R/c split system air conditioning and ceiling fans
- Oversized garage with framing (uncompleted project)
- Easy-care and mainly parkland cleared 6 acres
- Sought after location west of Gidgegannup township

Whilst there is some work to do here, the potential on offer is obvious. The dwelling is substantial in size and structure and offers expansive living and good separation between the master and minor bedrooms with the upstairs master enjoying its own ensuite bathroom, second living area and balcony. The open plan family and dining space has soaring ceilings and timber flooring. It is overlooked by a sizeable kitchen with gas cooktop and plenty of cupboards for storage. A slow combustion fire makes a lovely focal point in this expansive space and ensures the entire home is toasty and warm in winter, whilst split system air conditioners to family and second living area and ceiling fans take care of the summer heat. The over-sized garage adjoins the home and a shoppers entry allows easy access from the garage into the home. A portion of the garage has been framed out and is an unfinished project. Wander outside to enjoy the substantial landholding, with easy acre gardens and coffee rock retaining walls. There is plenty of room for horses or stock if desired and ample space for future sheds or other infrastructure. With potential galore, this property is sure to be in high demand. It is to be sold as is, and no warranty is made on the working order of any appliances or fixtures. Roll up your sleeves and create your own vision of rural bliss and reap the future profits! For more information or to arrange to view please contact LINDA TRPCHEV- 0437 280 503

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.