

**340 Walker St, Mundaring, WA, 6073**

**House For Sale**

Saturday, 14 September 2024

**EARNSHAW'S**

*Real Estate*

340 Walker St, Mundaring, WA, 6073

**Bedrooms: 4**

**Bathrooms: 2**

**Type: House**

## Family Life Made Sweeter

END DATE SALE: ALL OFFERS PRESENTED 2PM WEDNESDAY 25th OCTOBER 2024 (the seller reserves the right to sell prior to the end date without notice)

This ultimate family haven sits in the heart of Mundaring and delivers space and comfort while surrounding your crew with the beauty of Hills nature. It's a sprawling property, set on just under one acre, and exudes that reassuring sense that no matter what your busy, bustling family throws at it, it'll take it all in stride. Whether it's kids running wild, pets romping in the garden, or large family plus all the plus ones gatherings around the pool, this home is designed to cope with it all-effortlessly. A true sanctuary that evolves with your family's needs, providing space, function, and a warm embrace through every exciting adventure of life. From the moment you cross the charming Winter creek via the driveway, you'll feel the land welcome you home. The best part? You're within easy walking distance to the Mundaring Town Centre, making everyday conveniences close by while still embracing the serenity of semi-rural living.

Inside, the 1980s brick and tile build has been thoughtfully designed for family life. The formal lounge, with its iconic sunken style, invites you to sink in and unwind. There's warmth and character throughout, especially in the open-plan kitchen and dining area, where beautiful Jarrah cupboards and gas and electric cooking create the perfect backdrop for family cookoffs. Whether you're whipping up a casual weeknight charcuterie board or a big Sunday roast, this kitchen is where everyone will stop and chat and nibble on a bit of something and solve the world's problems. A separate games room offers another level of versatility; complete with a built-in bar, it's ideal for entertaining or letting the kids run wild with their toys. And when the cooler months roll in again, the cosy slow-combustion wood fire and several split system air conditioners make sure your entire family will be comfortable year round. With four spacious bedrooms, all featuring built-in robes, and two well-sized bathrooms, again, there's room here for everyone to enjoy their own space while still feeling connected.

Features Include:

- 1980s brick & tile family home on great block
- Designed with spaces for all the family
- Driveway runs over the babbling Winter creek
- 4 big bedrooms all with built in robes
- 2 bathrooms
- Large sunken formal lounge
- Kitchen/dining with Jarrah cupboards, gas & electric cooking
- Separate games room with built-in bar
- Cosy slow combustion wood fire
- Several split system air conditioners
- Huge gabled patio entertaining area
- Fibreglass below ground swimming pool
- 6m x 8m powered shed
- Well established gardens
- Assorted fruit trees including the \*best\* mandarins & figs in the Shire
- Plenty of room for the kids to roam, chooks & veggie patches
- 3,693sqm - just under 1 acre
- Easy walk to Mundaring Town Centre

The outdoor spaces here are fantastic. There's a huge gabled patio where you'll find all kinds of gatherings happening from weekend BBQs to birthday parties to happily meeting one of your crew for a quiet cup of tea as you both soak in the tranquil mornings. With Summer coming up, just try to keep away extras from the fibreglass below-ground swimming pool and for your resident Tinkerer, there's the big powered shed. And wait until you try the fruit off the fruit trees from these fabulous gardens! These well-established grounds offer an incredible selection of fruit trees, with mandarins and

figs that are simply to die for. This is where the kids can roam free, play under the trees, or plant out their very own veggie patch while you tend to the chickens. It's a lifestyle many dream of, and it's all right here, ready for you to move in. Literally within walking distance of Mundaring Town Centre, here you have the convenience of shops, schools, sporting clubs, and community connection at your fingertips.

Let everyone find their own special space.

For more information on 340 Walker Street Mundaring, or for friendly advice on any of your real estate needs, please call Shirley from Team Lindsay on 0414 996 706.

\* Disclaimer: the team at Earnshaws Real Estate has used our best endeavours to ensure the information here is accurate, but prospective purchasers should always make their own enquiries with the relevant authorities to verify the information in this listing. We accept no liability for any errors, omissions or inaccuracies. All boundary lines, measurements and sizes on our images are approximate.