

36B Stuart Street, Koongamia, WA 6056

House For Sale

Tuesday, 2 July 2024



36B Stuart Street, Koongamia, WA 6056

Bedrooms: 2

Bathrooms: 1

Area: 520 m2

Type: House



Jo Sheil

0422491016

From \$449,000

Prepare to have your head turned and heartstrings plucked by this bright, uncomplicated property. Set beside the much-loved Heritage Trail and boasting a large, private backyard, this impeccably presented home is an excellent entry point to the property market, a wonderful downsizer and an unparalleled first home. 2 bedrooms 1 bathroom 1984-built brick and tile Open-plan kitchen & living Fresh light colour palette Split AC & gas bayonet Drive-through side access No-fee strata property Big fully fenced backyard 520 sqm level block Trail-side location A well-tended front garden planted with roses and lavender sets this home back from the road, and a driveway along one boundary leads through a gate to the fully fenced backyard. The garden surrounding the house is a surprise and a delight, offering outdoor living and entertaining in a fantastic setting, adjacent to the bridle trail. This property's appeal grows as you step from the welcoming front porch into an open-plan kitchen, lounge and meals area. Good proportions, a fresh neutral colour palette and loads of natural light fashion an instantly welcoming sense of home. Dual-aspect glazing and a flowing floorplan heighten the sense of space and create a seamless link to the large backyard. The lounge sits at the front of the plan, with views of the front garden and modern sculpture lining the path of the Heritage Trail. Carpet and a gas bayonet add to a sense of comfort in the lounge, while the meals and kitchen have vinyl flooring. The kitchen has been updated and is a simple and practical space with glossy white cabinetry and tiled splashback, a freestanding oven, and a built-in pantry. A door from the kitchen leads to the small rear patio and generous backyard featuring a level lawn edged with garden beds, established trees, and a garden shed. One side of the plan has bedrooms arranged to the front and rear, with the main at the front featuring reverse-cycle air conditioning and a freestanding robe. The family bathroom and walk-through laundry with a separate WC sit between the two bedrooms off a hallway with a large linen press. Garden views bring a pastoral charm to the rear bedroom. Koongamia offers a magical mixture of foothills adventure and city convenience. This truly impressive and charming property combines easy access to Midland and beyond, hours of walking and riding along the Heritage Trail, and the convenience of nearby private and state schools. Surrounding streets are lined with lovingly renovated and renewed homes in an interesting and exciting neighbourhood experiencing a renaissance. To arrange an inspection of this property, call Jo Sheil – 0422 491 016.