

# 4 Kalamatta Way, Gooseberry Hill, WA 6076

## House For Sale

Wednesday, 10 July 2024

4 Kalamatta Way, Gooseberry Hill, WA 6076

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1770 m2

Type: House



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## Mid to high \$800,000

This stunning residence is nestled on 1,770 sqm in the much sought-after area of Gooseberry Hill. The exceptional location features scenic views to the west through to the city and offers a great lifestyle with privacy and serenity in a quiet neighbourhood. It is just 30 minutes from the Perth CBD and 15 minutes from the airport. You will fall in love at first sight with this charming home, which showcases a harmonious blend of modern style and timeless appeal. This family-friendly home features a unique split-level design with high vaulted ceilings, creating a sense of spaciousness and character. An abundance of natural light and the tasteful colour scheme highlight the seamless merging of indoor and outdoor living. This property is perfect for families looking for something special to call home. The outdoor spaces of this property are equally impressive, featuring multiple entertainment areas including a covered metal-framed patio, established lawns, fruit trees, and vegetable gardens. The current owners have diligently updated the home over the years, and you will see how much passion has been put into this charming home. While they have completed many projects, a few remain including some internal finishing touches, landscaping and external features such as limestone retaining walls and tiling around the pool. This provides the perfect opportunity to add your personal touch to this delightful property. There is an existing Council-approved application for a 91 sqm shed (13x7m). The materials and parts have been purchased but are not yet installed. With so much on offer here, a viewing is an absolute must. Property facts: 3 bedroom and 2 bathroom residence Main bedroom with walk-in robe and ensuite 2nd/3rd bedrooms with built-in robes 4th Bedroom / Home Office / Study Family bathroom with bath and shower Laundry with ample storage space and outside access Galley style kitchen open to the meals area Quality appliances including an electric cooktop, an electric oven and a dishwasher 2 living areas Soaring high raked ceilings with exposed beams Wood log fire heater Evaporative air conditioning Reverse cycle air conditioning Solar panels Plenty of internal storage Below ground pool – no pool equipment included Beautifully landscaped reticulated gardens with lawns, fruit trees, and vegetable gardens Outdoor entertainment areas with stunning views Timber decked balcony Metal framed patio/pergola Partially fenced property Double garage with remote control door and additional parking space Brick and tile home built in 1975 with repointed, repaired and repainted tiles Fantastic location - walk to great schools, Gooseberry Hill Village shops & Kalamunda centre 30 minutes drive to Perth - 15 min to Airports - 10 min to High Wycombe Train station Myriad of bush walks & mountain bike trails nearby In the Gooseberry Hill Primary School catchment area Don't miss out on this rare opportunity to secure your future in one of the most desirable locations in the Perth Hills. For further information or to arrange a private viewing, please contact Susanne Broido on 0499 770 237. 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.