

4 Valley Brook Road, Caversham, WA 6055



House For Sale

Wednesday, 19 June 2024

4 Valley Brook Road, Caversham, WA 6055

Bedrooms: 5

Bathrooms: 2

Parkings: 6

Area: 731 m2

Type: House



Ana Borchardt
0481092390



Rash Dhanjal
0410564761

Fixed Date Sale

Large Family Home with Expansive Workshop on Elevated Corner Block Ana and Rash from Team Rash-The Agency are proud to present this sensational 5-bedroom home, perfectly positioned on an elevated corner block of approximately 731 sqm, directly opposite lush parkland. Immaculately presented and ready for you to move in, this property offers a unique blend of comfort, style, and functionality. Come and explore its charm during our exclusive sneak peek on Saturday, 22nd June, from 12:00 PM to 12:40 PM, or join us for the Premiere Home Open on Sunday, 23rd June, from 11:00 AM to 11:40 AM, complete with complimentary Barista coffee. This property boasts multiple entertaining areas and a host of special features, making it a must-see for any discerning buyer. Quietly tucked away in the desirable suburb of Caversham, close to the upcoming "Metronet" trainline, this spacious family residence is ready for you to settle in and enjoy the finer things in life. From the moment you step through the elegant colonial-style entrance, you'll be captivated by the warmth and functionality this home offers, starting with the formal lounge and games room. Moving through to the large open-plan dining and family area, you will be met with the heart of the home, a stylish kitchen; featuring a waterfall benchtop, SMEG appliances and a walk-in pantry, offering ample space for culinary creativity. At the end of the day, retreat to the master bedroom, a spacious sanctuary with a walk-in robe and newly renovated ensuite with double vanity. Next to the master, the home offers a versatile fifth bedroom, ideal for a nursery, kids bedroom or home office. At the back of the house, a separate wing houses three generous size bedrooms and a study/activity area. Head outside, and you will find an expansive patio that beckons for outdoor gatherings and a back lawn area that provides a safe haven for children and pets to play. Complemented with a large fully powered workshop and gated side entrance, this property is perfect for the savvy tradesman or avid DIY enthusiast. Additional Special Features Include:

- Ducted reverse cycle air conditioning with individual zoning and smartphone control
- Additional split system unit in the main family area
- Ceiling fans in all 5 bedrooms, lounge and dining
- Energy-efficient LED lighting throughout
- Solar hot water system
- Slow-combustion indoor fireplace and outdoor fire pit
- Ample parking for the entire family
- Shoppers entrance from the carport
- Family bathroom with bath, single vanity, shower and separate toilet
- Spacious laundry
- Electric roller shutters and security screens
- Alarm System

Extra Details:

- Block size: 731 sqm approx.
- Building area: 346 sqm approx.
- Year built: 1992 circa
- Shire rates: \$2,500 p.a. approx.
- Water rates: \$1,164 p.a. approx.
- Patio approved by the Shire in August 1992
- Workshop approved by the Shire in October 1996

Location:

- Approximately 9 km to the Airport
- Approximately 14 km to the city
- Easy access to Benara Road, Tonkin Hwy, and West Swan Road
- Less than 4 km to Bassendean train station
- Close to Caversham Village Shopping Centre and the renowned Swan Valley Wineries, offering international cuisine, fine wines, and fresh produce
- Close to Caversham Primary School and NIDO Early School Care Centre

Don't miss out on this incredible opportunity! Your perfect family home awaits in Caversham. Call us today to arrange a viewing. This is a "FIXED DATE SALE" promotion. Writing reasonable offers till end date 2nd July. The Sellers have right to accept an offer before the end date. The price guide is from mid \$800Ks. Contact: Ana M: 0481 092 390 and Rash M: 0410 564 761 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.