

6 Almond Avenue, Bakers Hill, WA 6562

House For Sale

Wednesday, 26 June 2024



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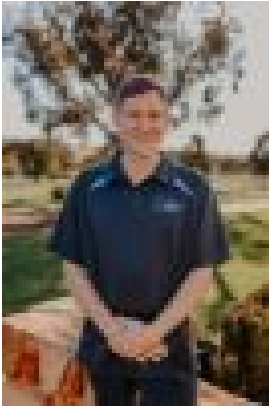
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1 m2

Type: House



Matthew Thomas

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\$870,000

Impressive is one of many words that could describe this property. Completed in 2006 by WA Country Builders, this house is everything you could ever need, and want, in a home. Elevated at the front, facing east/north-east, with a beautiful brick/stone retaining walls and low maintenance gardens. Perfect for sitting under the verandah, watching the sun come up over the trees in the morning, with a cuppa,, bliss... As we enter the sliding door off the front verandah, you are greeted with an open plan living area, stunning high ceilings, with plenty of space for living and dining, a gas bayonet point for heating, all wrapped around a central featured "bush pole". The Kitchen comprises of a 'mini orb' featured island bench, with stainless steel sink, electric oven, gas cooktop, and rangehood with pantry. Bedrooms 3 & 4 are located down one end of the dwelling, while the master is located at the other end of the house with bedroom 2 or a study/office area. The Master Bedroom, with its massively wide, and floor to (almost) ceiling high window, how amazing would it be to wake up, open the curtains, jump back into bed and just admire the view... pretty perfect in my opinion. The Master also has a walk-in robe and ensuite. The Ensuite features a w/c, shower with glass screen, 3 in 1 Light/Heat/Fan and vanity unit. The convenient Second Bathroom is located off the passage, with a separate bath, shower with glass screen and vanity unit. The 2nd w/c is located off the laundry. Heading out the back laundry door is the undercover area, fitted with outdoor blinds, this is fantastic space to have family and friends over, with a bit of weather protection, while also offering some privacy. Double carport for added convenience... Tick...2 garages, the main being on the right, is the only one with power connected and has double roller doors. (9m x 6m approx.) The middle garage with single roller door. (6m x 6m approx.) Semi enclosed, drive through Caravan/Boat/Anything shelter with concrete floor. (4m x 8m approx.) Two x 5060 litre water tanks fed by the sheds (outlets not plumbed to anything) What a fantastic home, great community and still close enough to Northam - 24kms, Toodyay - 22kms, York - 35kms, Mundaring - 31kms or Midland - 44kms. To view this home please call Matthew on 0407 674 112 Shire Rates \$2233.00 approx per year Water Rates \$282.00 approx per year Water is available and connected Septic and Leech Drain system Year Built - 2006 Land Size - 3.13 acres Hot Water System - 300 litre solar HWS with gas and electric boosters Evaporative Air Conditioning Zoned - Rural House Size - House - 128m² (approx) Plus Carport - 26m² (approx) Plus Verandah - 38.5m² (approx) Total - 194m² (approx) Virtual Tour & Floor Plans available on the advertisement. Disclaimer - Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract. All information provided in the advertisement regarding boundaries/fences etc are an estimate only and the prospective purchases should make their own enquiries to ensure they are satisfied with their purchase.