

# 7 Robinson Road, Darlington, WA 6070

## House For Sale

Saturday, 29 June 2024

**EARNSHAW**

*Real Estate*

7 Robinson Road, Darlington, WA 6070

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 2056 m2**

**Type: House**



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**From \$899,000**

One of the (multitude) of reasons you'd want to live in Darlington is obviously the unparalleled environment. With this immaculately presented home, you don't even have to step outside to soak up the inspiration - you have stunning views from every single window! Absolutely bursting with Hills character, this renovated weatherboard charmer offers an idyllic lifestyle in a vibrant, connected community with daily breathtaking views. Flooded with natural light, the living spaces here boast Jarrah floors and high raked ceilings, skylights for extra airiness and openness, and those large, timber-framed windows that capture the greenery outside. The country-inspired kitchen with its awesome stove and expansive timber bench overlooks a pretty meals area and beyond to the lower level lounge. Calm, pale blue walls create harmony with the timber features, echoed with the bay windows' tiny blue tiling. In fact, there's quality and consideration in every corner here. When it's time to retreat, all three bedrooms here are little islands of tranquillity and all boast access to the balcony! Throw open your bedroom door and wake up to a fresh breeze and dappled light filtering through the treetops, or unwind on your balcony with your Kindle open and a steaming cup of coffee. Just don't be too surprised when you get distracted by the vista! The main bedroom features a mirrored wardrobe and a modern ensuite with floor-to-ceiling tiling, spacious shower, and a heated towel rail. The family bathroom has echoed that modern design plus includes a shower/bath combo, for a long soak after those lovely post-Wintery-day treks through the Darlington bush.???

**Features Include:**

- Beautiful weatherboard split-level hills home
- Light & bright & immaculately presented
- 3 bedrooms
- 2 bathrooms
- Open plan kitchen & dining overlooking sunken lounge room
- Country inspired kitchen features stone timber benchtops, tile splashback, stainless steel sink with cutting board insert & filtered water tap, multiple white cupboards & drawers, built-in pantry with pull-out shelves & designated fridge & microwave recess
- Quality appliances include Belling oven with gas cooktop & Bosch dishwasher
- Master bedroom with mirrored wardrobe
- 2 additional good sized secondary bedrooms
- ALL bedrooms with balcony access
- Modern ensuite with floor to ceiling tiles, floating vanity, shower, toilet, heated towel bar & heat lamp & tall storage cupboard
- Family bathroom with floor to ceiling tiles, floating vanity, shower/bath combo, & toilet
- Laundry with trough & overhead cupboard
- Lovely front entry door with coded entry
- Timber Jarrah & tiled flooring
- High raked ceilings & skylights
- Recessed & pendant light features
- Large timber framed windows, lovely drapes, & roller blinds
- Gorgeous bay window in the kitchen & family bathroom
- Freshly painted interior & exterior
- Ducted evaporative air-con (replaced 2016) & 2 reverse-cycle air-conditioning units
- Pot belly fireplace
- 6.4kw solar panels installed 2021
- Gas instant hot water system (gas bottles)
- Fairy-lit decked alfresco entertaining area
- Balcony overlooking pool & bricked entertainment zone
- Decked pool with new pump & new filter
- 2 garden sheds & undercroft storage space
- Single carport
- Great curb appeal with brick & rock retained garden beds
- 2056m2 block with rear native bushland

Once the weather warms back up, you'll make the expansive decked alfresco area your new go-to spot. Here, fairy lights and festoon solar lighting create a bit of a magical vibe for Summery soirees. You'll also love the sparkling pool that's been given a refresh thanks to a new pump and filter and is surrounded by elevated decking for your resident sun-soaker-upper. Practically, you'll also appreciate the undercroft storage, two garden sheds, and solar panels for a bit more energy efficiency. If you have young explorers, they're going to be wildly enamoured with the amazing backyard that seems to flow straight into the native bushland at the back of the block. Imagine childhood here - the chuckle of kookaburras and the option to jump your back fence and be in the actual bush anytime you like. They can take the dog down the walk trail, head off to the skate park to meet with friends, and kick about the footy on the oval. With a choice of great schools and a fantastic community to become a part of, there's a lot to look forward to here. Change your viewpoint. For more information on 7 Robinson Road Darlington or for friendly advice on any of your real estate needs please call Randi Macpherson on 0408 559 247.