

**806 Welshpool Road East, Wattle Grove, WA 6107**



**House For Sale**

Wednesday, 10 July 2024

806 Welshpool Road East, Wattle Grove, WA 6107

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 9**

**Area: 1 m2**

**Type: House**



Team Duncan  
0452141767

## Offers over \$1,700,000

Jillian and Colin from Team Duncan are proud to present this spacious and beautifully appointed 5-bedroom, 3-bathroom home, which was built in 2012 and nestled on a sprawling 1.06ha block in the sought-after suburb of Wattle Grove. The property has recently been professionally painted throughout to a high standard. There is multiple covered parking for 9 cars with a further 20+ open parking areas to the front of the property, a large lawn, a 12m x 6m unpowered workshop, and 2 meandering creeks through the grounds. This property offers a lifestyle of comfort, convenience, and multiple options with an integrated home office to the front of the property, two kitchens and two lounges/ entertaining areas. On entering the property, you are met with an expansive hallway with two glazed doors at the end opening into kitchen one/meals area and lounge. This area is perfect for cooking up a storm and entertaining friends and family with its ample space. There is another kitchen towards the rear of the property with two glazed doors opening out onto the luscious, reticulated lawn area. There is an undercover patio area with festoon lighting stretching out over the lawn and subtle garden lighting shining up the majestic trees of the property. This area is perfect for the family to run about and have fun, the family pets to roam and to host gatherings with family and friends. This amazing home offers flexibility for whatever your family dynamic is; whether it be an extensive family, or the grandparents wish to move in and have their privacy or run a business from home with the integral office and built-in desks - you are ready to start that business you have always dreamt of! The sprawling grounds have an unpowered workshop which could be utilized in many ways whether it be fixing up the project cars, gym or for extra storage.... the choice is yours and the opportunities are endless. This property has an abundance of storage space throughout, and you will not struggle to store anything. The storage has been attractively designed with ample shelving located behind large, classy, white sliding doors.

**Key Features:**

- **Master Suite:** The master bedroom is situated at the front of the property and boasts ceiling fan, downlights and an ensuite with WC, dual showers, vanity, and a walk-in robe.
- **Bedroom 2:** Another ensuite awaits in bedroom two, complete with shower cubicle, vanity, and mirrored cabinetry.
- **Bedrooms 3, 4, and 5:** Mirrored robes and ceiling fans ensure comfort for the entire family.
- **Theatre Room/Bedroom 6:** Situated at the front of the property, perfect for movie nights or as an additional bedroom.
- **Lounge 1 & 2:** Both have gas bayonets, ceiling fans and downlights. Lounge 1 has shelved storage with attractive white sliding doors.
- **Dual Kitchens:** Yes, you read that right! There are two kitchens in this home.
- **Kitchen 1:** White cabinetry, attractive grey benchtops, Bosch dishwasher, DeLonghi oven with five gas burners, and a rangehood. The double fridge recess provides ample storage.
- **Kitchen 2:** Equipped with white cabinetry, white benchtops, and a Smeg oven featuring six gas burners and a rangehood. Glazed doors open out to the expansive lawned area.
- **Utility Room:** Adjacent to Kitchen 1, this utility room offers matching white cabinetry, grey benchtops, and convenient shelved storage. A separate WC with a shower cubicle is also accessible from here.
- **Entertainment Paradise:** The patio extends around three sides of the property, adorned with festoon lighting. Attractive downlights highlight the beauty of the surroundings, including the lush garden and majestic trees.
- **Ducted Air Conditioning:** With ten zones, you will stay comfortable year-round.
- **Solar Panels:** Sixteen solar panels help reduce energy costs.
- **Study/Home Office:** Built-in desks make working from home a breeze.
- **Natural Beauty:** Two creeks meander through the property, adding to its serene ambiance.
- **Shed and Mulched Area:** Practical and charming, the shed on the west side of the property provides additional storage. The mulched area alongside the lawn features fruit plants and attractive wooden fencing.
- **Internal floor area:** 384sqm (approx.)

The situation of this property could not be better, approximately 18km to Perth CBD and approximately 13km to the airport. There are shops and highly regarded schools close by namely Wattle Grove Primary School, St Brigid's College and Mazonod College. The stunning Hartfield Golf Club is only a mere 1.8 kilometres away.... what more could you want! Please contact Jillian or Colin Duncan on 0449 879 210 for further information. This property is one you want to view, do not miss out!