

86 Goomalling Rd, Northam, WA, 6401



Sold House

Monday, 26 August 2024

86 Goomalling Rd, Northam, WA, 6401

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House

Go Big or Go Home! 4 x 2 with Large Workshop

Not very often do you find a home that has room for you to move. This 2004 WA Country Building home certainly does!

Situated on a generous 2001m² town block this 4 bedroom 2 bathroom home offers 3 separate living areas, study, dedicated walk in storage room and a massive workshop shed.

The front garden is very low maintenance with ample paved parking spaces, limestone retained gardens and panoramic uninterrupted views across the Avon Valley.

Welcoming you into this home you have the primary bedroom which features bay windows, walk in robe and ensuite bathroom.

Opposite is the dedicated study, perfect for when you are working away from the office.

Next is the front lounge room. This can be closed off from the hustle and bustle of the rest of the house. Through this space is the heart of the home. An open plan kitchen/dining/living room. The kitchen has easy access direct from double garage and features ample bench and cupboard space, a good sized pantry and breakfast bar for convenient living. This space gives way to the home theatre room which includes double door entry as well as access to the rear garden.

One wing of the home is totally dedicated to the three remaining double bedrooms which of course include built in robes. Your primary bathroom, dedicated storage room, separate toilet and laundry wrap up this section.

Featuring throughout this home are the stunning timber floorboards, ducted air conditioning and wonderful natural light.

To the outside!

For all those car enthusiasts, mechanics or tinkers you are going to love this workshop! There is a 13.5m x 10m shed which is 3.6m high at the electric roller door and includes concrete flooring, 3 phase power and it is all fully insulated. Sorry boys No the hoist is not included

The lush gardens of this property are well established and create a sense of privacy between neighbours. Easy access to the rear is through the electric gates and along the bitumised driveway.

Property features include:

- Total land size = 2001m²
- Shire rates 23/24 = \$2427 approx.
- Master bedroom includes with walk in robe and ensuite bathroom
- 3 separate living areas
- Open plan kitchen / lounge / dining includes a wood fireplace and reverse cycle air conditioning
- Ceiling fans
- 2 x toilets
- Colourbond roofing
- Paved patio space front and rear
- Established gardens throughout
- 2.5kw solar system
- 13.5m x 10m x 3.6m workshop with concrete floor & 3 phase power
- Under roof double garage with direct kitchen entry
- Automatic electric gates accessing rear garden

All inquiries to exclusive selling agents Elders Real Estate

Sharon Johnson | 0418 958 651 | Sharon.Johnson@elders.com.au