

# 9 Hillside Crescent, Gooseberry Hill, WA 6076

## House For Sale

Wednesday, 3 July 2024



9 Hillside Crescent, Gooseberry Hill, WA 6076

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 4560 m2**

**Type: House**



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**From \$990,000**

Perched amidst the tranquil Perth hills, this stunning elevated tree-lined haven on well over an acre of pure scenic bliss offers an amazing retreat from the ordinary, where verdant landscapes and sweeping city views converge into a harmonious sanctuary. Imagine waking up to the soft rustle of leaves and the distant melody of birdsong, as the gentle morning sun filters through the canopy. The solid and charming 3 bedroom 1 bathroom brick-and-tile home that can also be found here not only promises privacy and seclusion, but also invites you to immerse yourself in the serene beauty of Mother Nature. Zoned R5 provides the opportunity for the 4,559sqm of gentle sloping land to subdivide into two lots, subject to approval from relevant authorities. Providing options to buy and develop immediately, live in the home while waiting to build your dream home or lease the home while you plan for your future. Perfectly positioned in between the majestic Mundy Regional National Park and Gooseberry Hill walking trails, this promising hilltop property will definitely benefit from your own personal modern touches being added to it and finds itself conveniently located close to Mary's Mount Primary School, Gooseberry Hill Primary School and the heart of the Kalamunda town centre - where you will discover shopping, restaurants, community sporting facilities and more. Established gardens and cobblestone-like pavers grace an enchanting backyard that is preceded by a covered and shaded outdoor verandah area, offering alfresco-style entertaining no matter what the time of year. There is also a separate patio for further all-seasons' entertaining, totally enclosed for protection from the elements. Inside, a massive lounge room is filled with ample natural light and benefits from its own splendid verdant aspect, whilst the separate kitchen is large, functional and boasts double sinks, an electric-upright cooker and heaps of built-in cupboard storage. A separate dining area has built-in storage, whilst the master bedroom is more than generous in its proportions - and the practical bathroom is brilliant in its simplicity, comprising of a shower and separate bathtub. This one is more than just a residence - it's a special place where every moment feels like a peaceful escape, where the hills embrace you with a quiet caress and where breathtaking panoramic vistas take centre stage. What a setting! Other features include, but are not limited to:

- Electric hot-water system
- Large workshop shed
- Double lock-up carport/garage
- Double driveway access gates
- Extra parking options
- Massive 4,559sqm (approx.) block
- Zoned R5 option to subdivide into 2 lots
- Built in 1971 (approx.)