



36 Dryandra Cres, Darlington



## The Hamptons in the Hills!

#Current bid \$569,000. To be sold by Openn negotiation at 7pm on the 9th October 2019#

Stunningly situated on nearly three quarters of an acre (2,864sqm approx.) whilst tranquilly positioned at the end of a leafy cul-de-sac hidden away in Perth's hills, this gorgeous 4 bedroom 2 bathroom two-storey home has been fully renovated by its current owners and offers breathtaking treetop views from almost every angle.

Beautifully hidden from the road by well-established gardens, deciduous trees and lending itself to families seeking a Margaret River lifestyle with the convenience of everyday amenities almost at your doorstep, this impressive sanctuary is filled with plenty of charm and character, with both cedar and Jarrah amongst the enchanting mix of old and new timbers utilised throughout. The residence's double-door portico entrance forms part of a spectacular wraparound balcony deck that allows you to entertain to a picturesque backdrop anywhere you like and all year round, whether you are chasing the sunshine or looking to avoid it.

Inside, a huge open-plan living and dining area with soaring high raked ceilings, split-system air-conditioning and a cosy pot-belly fireplace is where most of your casual time will be spent, right beside a gorgeous country-style kitchen where a breakfast bar for quick meals, tiled splashbacks, a white

4 2 2 2,864 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	16150
<b>Land Area</b>	2,864 m2

### Agent Details

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Fisher and Paykel dishwasher, an Emilia gas cooktop/oven and a Westinghouse range hood meet an enviable outlook that will capture your imagination at both lunch and dinner. The main sleeping quarters are also nestled upstairs – the highlight of which is a carpeted master ensemble with raked ceilings and split-system air-conditioning of its own, fitted “his and hers” built-in wardrobes, double doors extending out to the balcony deck and a cleverly-revamped ensuite bathroom, comprising of a toilet, shower and a modern free-standing bathtub.

Downstairs and right next door to the upgraded laundry sits a versatile fourth bedroom-come-teenager’s retreat with a study area, a huge walk-in robe, a powder room, split-system air-conditioning and a series of sublime double French doors that lead outside to lovely terraced gardens with rock walls, a brick courtyard area that is ideal for quiet contemplation, verandah and pergola entertaining spaces and a feature waterfall. Helping complete this unique package are a tandem double lock-up garage with roller doors, ample storage options (for bikes and other toys) and an under-croft workshop, a splendid winter creek running through the property and a separate 25sqm (approx.) rear cabin with its own surrounding balcony deck that works well as either a studio or home office, consisting of split-system air-conditioning, low-maintenance flooring, network cabling and one of the most desirable aspects imaginable.

When you’re not strolling through the meandering paths bordering the house or absorbing the awe-inspiring tree-lined views through the large picture windows found within, you will surely be taking full advantage of a dream location close to a host of national parks, beautiful Mundaring, Midland, our famous Swan Valley and its array of fine wineries and restaurants, Perth Airport and even the city, which is only just over 30 minutes away. This is your escape to serenity!

Other features include, but are not limited to:

- Solid Jarrah floorboards to living/dining area
- Double-glazed glass to the master bedroom, ensuite, kitchen and living area
- New carpet to the upstairs bedrooms, including a double-sized 2<sup>nd</sup> bedroom with high raked ceilings, split-system air-conditioning, a built-in robe and a pleasant garden aspect to wake up to
- Double-sized 3<sup>rd</sup> bedroom with plenty of space for a robe
- Brand-new main bathroom with a shower, toilet and outdoor access to the rear of the property
- Renovated downstairs laundry with a walk-in linen press, additional built-in storage and internal shopper’s entry via the garage
- Upstairs storage cupboard
- Solar hot-water system
- Bottled gas to property
- Reticulation
- Septic connection
- Fixed-wireless high-speed internet connection

- Foxtel connectivity
- Originally built in 1999

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*