

# 3 Trusty Grove, Stratton, WA 6056

## Sold House

Tuesday, 7 January 2025

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 509 m2

Type: House



Shane Schofield  
0448070990

**\$615,000**

Welcome to this delightful 1994-built home in the spritely suburb of Stratton. Offering charm, space and a fantastic location, this property is a perfect match for first home buyers, growing families, downsizers or savvy investors. The attractive brick façade, complemented by a classic picket fence, sets the tone for the warmth within. The front garden provides an excellent opportunity to add your personal touch, creating a stunning first impression for guests. Inside, you will discover a thoughtfully designed layout that caters to modern living. The front lounge offers a versatile space—perfect for hosting guests, spending time with family, or simply relaxing with a good book or your favourite show. The nearby main bedroom is a private retreat, complete with an ensuite featuring a shower, vanity and a toilet. The heart of the home is the spacious and fully renovated designer kitchen, which flows seamlessly into a meals area and family room. This inviting central space makes everyday living and entertaining effortless. Beyond the kitchen lies a fantastic addition to the home. A supersized gamesroom or activity room. This room creates an ideal area for the growing family to spread out and relax with every one having their own space. Step outside to a covered patio that's ideal for summer barbecues, morning coffees or quiet evenings under the stars. The backyard provides endless opportunities for relaxation, play or gardening. A central hallway leads to an additional three bedrooms plus the laundry and the family bathroom. The bedrooms are all a good size and the bathroom features a bath, a shower plus a vanity. The property is located only minutes away from the world-renowned Swan Valley wine region and just 25 minutes from Perth airports, making it an ideal location for FIFO workers, travel enthusiasts, or anyone who values convenience and lifestyle. Here are just some of the many features this wonderful home has to offer; - Home was originally built on 1994-Approx. rent return of around \$600 to \$620 per week -Lovely street front with a brick wall and a white picket fence -There is a double driveway leading up to a double enclosed carport with an electric roller door-The front of the property is all bituminised so ample room to park a caravan, boat or trailer plus additional cars if needed-The front of the home is Federation style with a lovely bullnosed verandah -There is also side access from the carport to the front door through a gate-There is a single front door with lovely lead lighting plus a security screen door-Walk in to a formal lounge and dining area. This space could make a great home theatre room for enjoyable movie nights or to quietly read a book away from the hustle and bustle-The main bedroom sits to the left of the front door-This room has a walk in robe plus an ensuite with a shower, vanity and toilet-Walk through to a newly renovated kitchen with stone-look laminate bench tops and ocean blue cabinetry-There is a tiled splashback plus overhead cabinetry-The kitchen features a freestanding Euromaid gas oven plus a 5 burner gas cooktop-There is a large breakfast bar to watch the home chef cook up a storm-There is a large meals area overlooking the kitchen area -The family room has gorgeous leadlight windows separating the more formal areas of the home from the everyday areas -Step through glass doors to the games room/activity room -This added space has a tiled floor and lined walls for efficient insulation-A central hall from the meals area leads to three additional bedrooms, a main bathroom and a laundry-The three bedrooms all have wardrobe nooks with a shelf and rail. It would be easy to fit a wardrobe into the space or attach a door if needed-The large laundry has built in cabinetry, a large linen cupboard plus room for a top loading or front loading washing machine-There is a separate toilet adjacent to the laundry-The home has been painted in a light neutral colour to go with any decor-The home has ducted evaporative air conditioning throughout with a near new system-The home is tiled throughout in a terracotta look tile-The four bedrooms have a tile look vinyl flooring-The large backyard has a supersized patio area to entertain family and friends -There is a grassed area as well for the fur babies to play on -The side of the home is all undercover so the perfect place to grow sun resistant plants-There is a small fish pond down the side of the home-The home has a new gas instantaneous hot water system-There are 10 cameras around the external of the home with two systems and a monitor Whether you're looking for a family haven or a smart investment, this property ticks all the boxes. Don't miss your chance—homes in this location are in high demand and sell quickly!Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.