

30 Meldrum Loop, Bedfordale, WA 6112



House For Sale

Thursday, 9 January 2025

30 Meldrum Loop, Bedfordale, WA 6112

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 3581 m2

Type: House



Mark Grljusich
0418495017

Offers Over \$1.39 Million

Realty Plus is very proud to present to you this magnificent family property located in the beautiful Bedfordale Hills, in a whisper quiet street. Situated on a large 3581sqm block it has everything you could ask for. If you are looking for that perfect property for your Tree Change Lifestyle then this is it. If you want a large family home, with so much room for the kids to play and explore then you have found it here. If the family has toys, requires a workshop or just needs heaps of space for cars & utes & caravans etc then go no further. This Is It. This one owner family home built in 2014 has all the luxuries, space and tranquillity you could ever want or need. As soon as you drive up to the property you will notice the extremely well-maintained reticulated gardens, large open expansive driveway and the beautiful large verandas Front & Rear, giving you that country feel that we all want in the hills. Looking back from the seclusion of the veranda you can see all the way down the valley to the ocean on a clear day and you will love the light show at night. It's a wonderful spot to sit back and relax. When you walk through the oversized front door you have a Home Office to the left which is perfect for working from home and running your own business. Walking through the hallway you come to the Hub of the Home. You are greeted by a stunning central kitchen that has the lot. Heaps of space with the stone bench tops, 900mm hotplates and oven, dishwasher, heaps of cupboards and a huge walk-in pantry. Facing out to the entertainment area this will be a wonderful spot for friends and family to hang out and chat over a coffee or a few coldies. On one side of the kitchen you have a large family room for everyone to gather together and off the family room is a spacious theatre room, great for watching those blockbuster movies, sports or even for the kids to have their own tv room. The other side of the kitchen is a big casual dining room, great if you have a large dining table and love to entertain your friends and family. The family area has high ceilings and is ideal for entertaining & living the hills lifestyle. The master bedroom is its own secluded sanctuary with a large king size bedroom, walk in robe, lovely ensuite with a double vanity and separate toilet & huge extra storage room plus your private exit to the rear veranda. The 3 minor bedrooms, situated on the other side of the home away from the master suite, are all large with built in robes and have the added bonus of a big activity room which is a wonderful space for the kids to study or play. All bedrooms have ceiling fans and quality fixtures. If you want one of the most perfect entertaining areas, then this home has it in spades. As you head through the large sliding doors to go outside you are greeted with a large alfresco dining area which is perfect for all year around entertaining and this leads onto a Magnificent 9.5mt by 4mt below ground saltwater pool, fully fenced with a gorgeous Gazebo to keep the hot summer sun at bay, stunning limestone paving and includes a bonus new motor for the pool. You and your family will spend so much quality time out here and make lifelong memories. The property is fully fenced and has a large 9mt by 6mt rear shed which is perfect for the home handyman, or for those extra vehicles or toys, separate gym or for any reason you could want for such a large space. There are so many extras and special features with this home, including:

- 2 x hot water systems (Solar and gas)
- 6.5 kw solar electrical system to keep those electrical bills low
- Ducted reverse cycle air conditioning throughout. Perfect comfort control
- Reticulation around much of the property and you are blessed with an abundance fruit trees, natural greenery and plenty of grass around the fully fenced property
- High ceilings throughout the living area
- NBN internet connectivity
- Fire pit for entertaining & relaxing on those cold winter nights
- 4 large bedrooms all with built in robes and ceiling fans
- 2 spacious bathrooms, both with bathtubs
- Great chefs kitchen which has the lot for any occasion
- Spacious family room, theatre room and dining room
- Home Office Plus a kids separate activity room
- Oversized double garage with so much room for heaps of vehicles on the property
- Stunning front & rear verandas, giving you that real country feel
- Big alfresco dining area leading onto the Magnificent saltwater pool and gazebo. A beautiful feature of the property
- Large 9mt x 6mt rear shed

PLUS SO MUCH MORE

Even though you are in the seclusion of the hills you are still very close to all amenities, including being close to Public & Private schooling, only 1.5 km to the beautiful walking trails at Bungendore Park, just a short drive straight down the hill to the Armadale Shopping Hub, including heaps of shopping & dining options, close to the new rail service into the city and so much more. It is rare for quality & immaculate properties like this to come on the market and when they do you have to make sure you don't waste any time, as they don't last long. Contact Mark Grljusich now for further information or a private inspection and you will surely be impressed. Call Now on 0418 495 017