

49 Fletcher Road, Lesmurdie, WA 6076



House For Sale

Tuesday, 7 January 2025

49 Fletcher Road, Lesmurdie, WA 6076

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1478 m2

Type: House



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High \$1,000,000's

Nestled on an expansive Perth hills' block and surrounded by lush greenery from every angle, this super-spacious 4 bedroom 3 bathroom two-storey family haven offers a serene escape from the hustle and bustle of everyday life. Boasting ample space for everybody and a breathtaking aspect of neighbouring leafiness, this is more than just a home - it's your private sanctuary where your own personal modern touches will go a long way to creating something truly special. With room to entertain, grow and unwind, this unique property invites you to live the ultimate lifestyle, in harmony with nature. Two connected front driveways ensure ample parking space for all involved - with one of them linked to a double carport. The main driveway leads into an enormous remote-controlled four-car lock-up garage with soaring high ceilings, its own Chef gas-upright cooker for helping entertain guests on those larger special occasions, double sinks/troughs, drive-through remote-controlled roller-door access to the backyard and a separate roller-door for access to a generous tiled storage area - itself playing host to a laundry chute/storeroom and a handy internal shopper's entry door. Staying downstairs, a grand tiled entry foyer makes an instant first impression and introduces a carpeted study - adjacent to a massive king-sized master-bedroom suite with an over-sized walk-in wardrobe, a split-system air-conditioning unit, a ceiling fan and a sublime fully-tiled ensuite bathroom with a bubbling corner spa bath, a separate shower, a powder vanity and a separate fully-tiled toilet for good measure. The foyer also overlooks a huge sunken formal lounge room with verdant green views to savour. Double doors reveal a giant open-plan family, dining, meals and kitchen area that doubles as the functional hub of the house with its high ceilings, built-in breakfast nook, split-system air-conditioning and Pyrox gas heater. The kitchen itself is large in size and comprises of a double-door storage pantry, double sinks, a Westinghouse range hood, a stainless-steel gas cooktop, a separate Westinghouse gas oven/grill combination and a Bosch dishwasher. Beyond it all, a sunken and carpeted games room essentially triples living options with its tiled bar and seamless outdoor access to a spacious paved entertaining courtyard at the rear. Both the courtyard and backyard putting green leave more than enough room for a future swimming pool to be installed too, if you are that way inclined. Also on the lower level is a separate laundry with ample storage space, stainless-steel double wash troughs, a separate fully-tiled third toilet, direct access to the yard and entry into a fully-tiled third or "guest" bathroom with a shower and vanity basin. Upstairs, a commodious retreat/activity room makes it four living areas in total and plays host to a built-in computer desk, more storage and a vast wraparound balcony terrace for further entertaining - enhanced by sweeping tree-lined vistas and stairs leading down to the front garden. There is balcony access from the three spare bedrooms as well - inclusive of generous second and fourth bedrooms, where ceiling fans and built-in double robes are commonplace. The large third bedroom has its own desk, fan and three doors of built-in robes, with a double linen press, a separate fully-tiled second toilet and a fully-tiled main family bathroom - with a shower and separate bathtub - helping complete this promising package. Footsteps from beautiful Seaton Park and just minutes away from Mazenod College, this sprawling property is so very close to all three of Walliston Primary School, Kalamunda Christian School and St Brigid's College, the natural beauty of Lesmurdie Falls National Park, bus stops and comfortably sits mere moments from other local neighbourhood parks, shopping, community facilities and the heart of the old Kalamunda town centre. It really is the perfect setting from which to make all of your family's dreams come true at once! Other features include, but are not limited to: • Double-door entrance • Carpeted bedrooms • Tree-lined views from the upper-level minor sleeping quarters • Down lights • Skirting boards • Foxtel connectivity • Security doors • Bottled gas to property • Electric storage hot-water system • Paved side drying courtyard • Fully reticulated • Established gardens - with roses and other flourishing plant life • Huge 1,477sqm (approx.) block