

# 5 Darrowby Pl, Sawyers Valley, WA, 6074

## House For Sale

Sunday, 3 November 2024

**EARNSHAW**

*Real Estate*

5 Darrowby Pl, Sawyers Valley, WA, 6074

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## A Cottage Dream Life

If your style is all warm whites and timber accents, dappled natural sunlight, French doors opening to paved verandahs and crackling fire in a pot belly and potted plants trailing down built-in bookshelves... well, have we ever got the home for you? Feel like you're living in the pages of your favourite Country Style magazine in this picturesque retreat for your body and soul in beautiful Sawyers Valley. The owner has lovingly and painstakingly crafted an abode to capture authentic cottage charm, and it's paid off. This refreshed cottage brings together the best of both worlds: a welcoming family home that radiates warmth and character, just minutes from cosy cafes, friendly pubs, second-hand shops, and the bushwalking paradise of the Sawyers Valley Super Block. Set on a sprawling block on a coveted cul de sac, if you're looking to live in a home that reminds you to be grateful for the beautiful things in life, this one will do just that every single day.

Be warned, once you step inside the front door, you probably won't want to leave. The charm is immediate with an open-plan living and dining area with gorgeous flooring, large windows, and built-in bookcase and bench seating - for when you have extras over or just want to sit and chat with your favourite over a cup of tea and a muffin. The country kitchen has been magnificently and tastefully updated, showcasing freshly painted timber cabinets, a generous expanse of countertops, and a breakfast bar for taste testers that even boasts extra storage. Stainless steel appliances including a Blanco oven with a gas cooktop and a Samsung dishwasher, bring functionality to this classic space, and with garden views from the kitchen window, it'll be easy to get swept away by the beauty of your surroundings every time you cook.

### Features Include:

- Refreshed & renovated home with picture perfect cottage vibe
- 3 lovely bedrooms
- 2 beautiful bathrooms
- Incredible open-plan kitchen, living & dining
- Cosy lounge room with wood burning fire
- Dining area with built-in bookcase & bench seating
- Large country kitchen with freshly painted timber cabinets & drawers, spacious benchtops, breakfast seating with extra storage, stainless steel sink with filtered water tap, designated fridge recess & built-in nook for microwave, wine, & plate storage & views of the garden!
- Appliances include large Blanco oven with gas cooktop & Samsung dishwasher
- Main bedroom with external wardrobe included
- 2 good sized secondary bedrooms (1 with built in wardrobe & 1 with activity/study nook)
- Large family bathroom with beautiful timber vanity, shower bath combo with new tapware & heat lamp
- Laundry room with timber benchtops, linen cupboard, & 2nd bathroom with WC, wash basin & shower
- 1 reverse-cycle air-conditioning unit & multiple ceiling fans
- Wood-like vinyl planking throughout
- Large windows with pretty drapes & roller blind
- LED downlights
- Pristinely painted white throughout
- External cladding replaced & internal walls & ceiling redone in 2023
- Skirting boards, ceiling cornice, decorative ceilings, & wall paneling
- Solar hot water system with gas booster
- Solar panels
- 2 covered alfresco entertaining areas plus gazebo
- Covered front verandah
- Fully fenced with multiple side gate entries
- Ample room for boats, trailers, caravans, vehicles etc
- Large accessible shed (sellers received planning & building approval to demolish and replace with a workshop)
- Additional garden shed
- Studio/workshop with power & water
- Beautiful front cottage gardens with pergola, brick pathways & performance stage!

- Automatic reticulation in the back
- Chicken house with secure chicken run
- Enclosed veggie garden & fire pit area
- Fruit trees: oranges, mandarin, peach, cherry, almond, loquat, feijoa, & apple
- Backyard gate leads to down to Sawyers Valley Oval (great for play or dog walking)
- Short distance from the pub, secondhand shops, cafes & Sawyer Valley Super Block: gateway to bushwalking heaven!
- Generous 1,904m<sup>2</sup> block on a residential cul de sac

Delicious, delectable, divine - this is an outside space that invites you to linger. From the covered front verandah to the choice of two alfresco spaces and shaded gazebo, you'll constantly discover new, favourite nooks and 'rooms' of your garden. Take a wander on brick pathways winding through flower beds, fruit trees bursting with citrus, peaches, and cherries, and stop and pick a few things from the dedicated vegetable garden. There's a chook house with a secure run for fresh eggs, a fire pit for cosy nights under the stars, and a whimsical outdoor stage, perfect for family performances or outdoor fun. A powered studio with water access offers flexibility as a workshop, storage area, or perhaps a future creative retreat. With room for boats, trailers, caravans, and vehicles, plus a large shed ready for a potential workshop, the property's practicality complements its charm, making it as functional as it is exquisite.

Make every day drop dead gorgeous.

For more information on 5 Darrowby Place Sawyers Valley or for friendly advice on any of your real estate needs please call Randi Macpherson on 0408 559 247.

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