

Sold



10 Millstream Dr, Sawyers Valley



## Your Tranquil Tree Change Awaits

This property is for sale by Open Negotiation (online auction with flexible terms for qualified buyers). Contact Liz Stewart immediately to become qualified and avoid disappointment. Final Bidding Stage will be on Wednesday 1st December at 6pm.

Situated in the idyllic countryside of Sawyers Valley, and just a five-minute drive to the township of Mundaring, you have the best of both worlds with this four-bedroom, two-bathroom brick and iron home.

Light and airy throughout, there's plenty of room to breathe with a games room, an activity room servicing the kid's bedroom wing, open-plan living and dining, and a spacious kitchen. The parent's retreat includes a private courtyard, a spa in the en-suite and a nearby study, which could be used as a formal lounge situated away from the rest of the home.

Occupying a 4552sqm block, this property features a large patio, powered workshop, carport with an attached lean-to, fruit trees and a heated salt-water lap pool with an entertainment deck. As the weather begins to warm up, you'll love relaxing and entertaining with family and friends.

When you need to venture from this idyllic setting, you have easy access to

4 2 7

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	27771

### Agent Details

Taneale Di Costa - 0450 283 070

### Office Details

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REAL ESTATE

Great Eastern Highway, public and private schools, and public transport. Nearby Mundaring offers many amenities, cafes and shops, plus you're never far away from the Perth Hills wine region, national parks, walking trails (including the nearby Bibbulmun Track) and Midland is only 20 minutes away.

With so many families opting for a slower pace, this property will appeal to many tree-changers, so please don't hesitate to get in contact with Liz Stewart on 0422 247 321 or at [liz@xceedre.com.au](mailto:liz@xceedre.com.au).

#### Property features:

- Four bedrooms, two bathrooms
- 4552sqm block
- Multiple living zones including a games room, an activity room, a study and open-plan living and dining
- Spacious kitchen with stainless steel appliances including a gas cooktop and a dishwasher, a double sink and plenty of storage
- Master suite with a private courtyard and deck, walk-in robe, split-system air-conditioning and an en-suite bathroom with a corner spa bath
- Ceiling fans in all the bedrooms, living/dining areas and outdoor living areas
- Main bathroom with a bathtub
- Separate laundry with external access
- Neutral décor with easy care tiles and laminate flooring
- Pitched and paved patio (18m x 4m) with room to comfortably accommodate extended family and friends
- Fenced below ground salt-water pool (8.5m x 10m) with a pool slide and a shallow section for the kids
- Entertainment deck (5m x 9m) with a pitched roof
- Additional entertainment deck with a shade sail
- Loft storage with ladder access
- Carport with a lean-to
- Double car garage with a new motor on the garage door and additional parking
- Garden shed
- Fruit trees
- 20 solar panels 6.6kw
- Scheme water
- Repainted internally

#### Location highlights:

- 600m to the Great Eastern Highway entrance
- 950m to Sawyers Tavern

- 1.2km to Sawyers Valley Primary School
- 3.6km to Lion Hill Vineyards
- 4km to the Bibbulmun Track
- 4.1km to Vibe Mt Helena IGA
- 4.1km to Mundaring Christian College (primary school campus)
- 4.7km to Mundaring township
- 5.5km to Eastern Hills Senior High School
- 19.6km to Midland

*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.*