



63 Taittinger Grove, THE VINES

FABULOUS FLOOR LAYOUT WITH OVER 370SQM AREA ON NEARLY 1950SQM - PLUS POOL AND HUGE GARAGE/WORKSHOP * HEAVILY REDUCED *

This substantial single level Australian Colonial-style 4 bedroom home is perfect for large family living in an exclusive cul-de-sac location with golf course greens at your back fence.

Set out on just under 2000 sqm there is garaging for 3 vehicles at the front and for 3 to 4 vehicles at the rear which is readily accessed via a separate side entrance. Also at the rear there is a large workshop including a car hoist. This is an ideal set-up for parking a boat or caravan or for a trades person/hobbyist.

In addition there is a below ground pool. This beautiful property offers plenty of room to play and something special for the whole family.

- Built: 2000
- Premium block backing onto The Vines Golf Course (12th Green)
- Desirable cul-de-sac location
- 4 Bedroom, 2 Bathroom, 3 Toilets
- Colonial Style Double Brick & Colorbond roofing with feature bullnose verandah
- Elegant Stained Glass front door entry

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 13394192

SALE DETAILS

From \$770,000

CONTACT DETAILS

**ELDERS WETHERALL
REAL ESTATE**

83 Whatley Crescent
Bayswater, WA
08 9371 1000

Heidi McAtee
0406 321 770

- Front Formal Lounge or Office/Study
- Open Plan Kitchen/Family/Meals with Computer Area
- Separate Formal Dining/Sitting Room
- Separate Sun room or Study
- Large TV/Games Room
- 4 Double Size Bedrooms with walk-in-robos and/or built-in-robos and plush carpet underfoot
- Spa bath to Master Bedroom
- Large Laundry
- Super size walk-in linen storage off Laundry
- Additional Linen store off hallway
- Ceiling Insulated (blow-in) and Roof Insulation (Anticon) plus 2 roof installed whirlybirds
- Air Conditioning: 2 separate evaporative systems plus 3 reverse cycle air conditioning systems (incl ceiling cassette)
- Heating: Flued gas heater in open plan living area, plus flued chimney classic-style gas log fireplace in front formal lounge/study
- Gas instantaneous hot water systems (2 separate systems)
- Window tinting on front & side elevations
- Security mesh to various windows and patio door
- Drinking water system (filtered & reverse osmosis)
- High course ceilings and decorative ceiling roses
- Monitored Alarm System

EXTERNAL FEATURES:

- Large Double Garage plus additional "Front side carport"
- PLUS Additional rear Double Garage/Workshop (43 sqm) with work-pit
- External Shed attached to back of house with additional WC & hand basin (10.8 sqm approx)
- 2 Covered lean-to areas (approx 35 sqm)
- Two post hydraulic car hoist with roof
- Rain water tank
- Outdoor Patio
- Solar Panels on roof
- Swimming Pool approx 7m x 2.5m utilising a chlorine-free Bioniser sterility system which uses natural mineral ions, copper & silver without the need for harsh chemicals.
- Small Garden Shed
- Cubby House
- Smoker/Rotisserie BBQ & Fire-pit
- Fully Fenced
- Reticulated (bore reticulation) 6 zones with new controller 12/16
- Garden Pergolas

GENERAL SPECIFICATIONS:

- Year Built: 2000
- Land Size: 1950 sqm (Frontage: 32.5m approx & Depth: 60m approx)
- Shire Rates \$2,751 per annum (approx)

- Water Rates \$1,095 per annum (approx)
- Facing: Due East/West (backing onto The Vines Golf Course (12th Green))
- Total Area (sqm) = 376.58 sqm consisting of: House 292.99 sqm, Perimeter 92.43 sqm, Verandah 42.86 sqm & Garage 42.63 sqm.
- Zoning: LPS17 Zoning, Special use
- Title Details: Lot 503, Diagram 95645, Volume 2135 & Folio 57

For any additional information on this property please feel free to call Heidi at any time on 0406 321 770.

Other features: Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Fireplace(s), Gas Log Fire)

- Land Area 1950 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 3
- 4 car garage
- Swimming Pool
- Air Conditioning





