



GOOSEBERRY HILL
5 Katta Place - PID: 750755

\$759,000



****SOLD** "by GRAEME HOSKING - NEW" MUST SELL PRICE!!**

Nearly 30 years, almost 3 decades of tender loving care, meticulous planning and skillful implementation, has seen the creation of this beautiful hills home that is set in a highly prestigious location, perched right on the edge of the escarpment and adjoining the gorgeous Darling Range Regional Park.

Comprising 3 generous bedrooms, each with either built in or walk in robes, as well as 2 bathrooms the ensuite has a separate shower and bath, this 1985 built family home has more space and living areas than many other homes.

A large formal lounge and dining area boasts a warm and cozy wood fire, ornate ceilings plus extensive picture windows that look over the rear patio area and terraced gardens, but also gives a glorious north west panorama over the twinkling lights of the coastal plain below.

Central to the home is a spacious country style kitchen and meals area that also takes in all the views and panoramas that the formal entertaining areas enjoy. There is a modern kitchen work area, dishwasher, electric cooktop and wall oven - it is light and bright and there's also an additional cozy wood stove that also is connected to the solar hot water system as a booster.

The rear patio and outdoor entertaining area is very extensive, accessed from the country kitchen and the warm and cozy sun room' it's colour-bond roofed and stretches the full width of the large home plus there is a beautiful, fully fenced below ground swimming pool that overlooks the regional parkland and the rear garden area, part of which is

