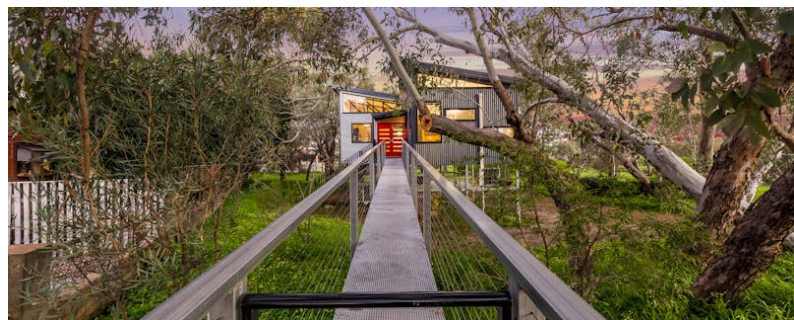




23 Taylor Street, NORTHAM, WA 6401

"Kardan Maya" – A Riverside Sanctuary Among the Red River Gums

Whether you seek a Perth-connected tree-change, a high-spec lock-and-leave base (perfect for FIFO), or a distinctive family property, this home offers a level of design and positioning that is extraordinarily rare to find. Standing tall just steps from town and the AvonLink rail connection, with Perth Airport an easy hour's drive away, the home blends privacy with natural serenity. This unique purchase offers the best of both worlds: convenience and seclusion.

Elevated high among the Red River Gums, Kardan Maya is a 2020 custom Evoke Living Homes build where modern architecture meets directly with nature. Walk along the accessible ramp positioned to embrace the surrounding tree canopy, step through the double red front doors into this home, and let the space speak for itself.

Soaring cathedral ceilings, dark trusses, and clerestory windows frame the outside tree line. Expansive windows reveal peaceful, ever-changing views across the native Australian landscape, where magnificent Red River Gums showcase the seasons and local birdlife. Built for extensive cooking and entertaining, the kitchen features a high-spec Fisher & Paykel induction cooktop and oven, paired with oodles of bench and cupboard space to create unforgettable meals. Dine and entertain beside a cozy wood fireplace or out on the breezy wide-open deck - every detail invites you to step inside, relax, and decompress.

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: 300P199042

SALE DETAILS

Offers over \$689,000

CONTACT DETAILS

Elders Perth

Level 2, 195 Great Eastern Highway
BELMONT, WA
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Sharon Johnson

0418 958 651

The open-plan kitchen, lounge, and dining space forms the heart of the home, cleverly positioning the sleeping quarters - all featuring built-in wardrobes - into two distinct, private wings. On one side sits the peaceful master with its own bathroom, while the opposite wing houses two additional bedrooms, a second bathroom, and a separate toilet. This design gives everyone their own space to unwind and disconnect.

With reverse-cycle air conditioning, smart modern flooring, low-maintenance grounds, and a gutterless skillion roof, there is nothing left to do - simply move in and enjoy.

All that remains is to walk through, look out across the canopy, and imagine calling it yours.

Property Highlights:

Custom 2020 Build: Architecturally designed by Evoke Living Homes.

Clever Dual-Wing Layout: Central open-plan living separates the master suite from the secondary bedroom wing.

Architectural Volume: Cathedral ceilings, dark trusses, clerestory windows, and double red entry doors.

Gourmet Kitchen: High-spec Fisher & Paykel induction cooktop and oven with expansive bench and storage space.

Treetop Entertaining: Breezy, wide-open deck framed by mature Red River Gums and native birdlife.

Low-Maintenance & Move-In Ready: Smart gutterless skillion roof, reverse-cycle air conditioning, new modern flooring, and low-care grounds.

Year-Round Comfort: Slow-combustion wood fireplace.

Unbeatable Location: Steps from town amenities and AvonLink rail, and just 60 minutes to Perth Airport.

All inquiries to exclusive selling agents Elders Real Estate

Sharon Johnson | 0418 958 651 | Sharon.Johnson@elders.com.au

- Land Area 1,012.00 square metre
- Building Area: 107.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2



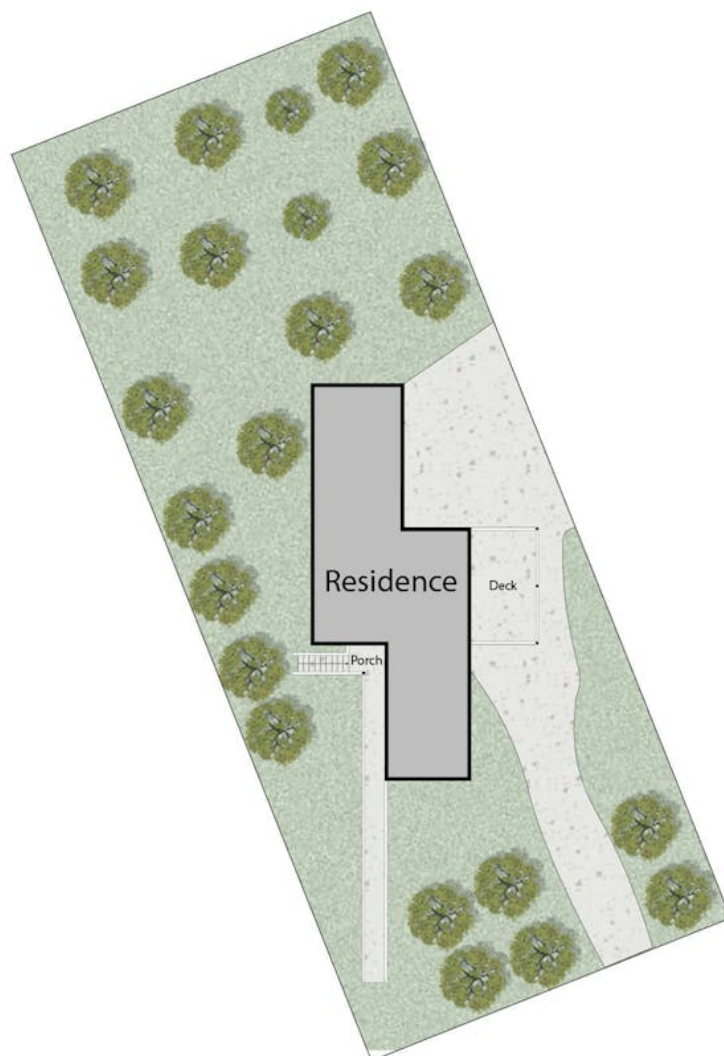








Floor Plan



Site Plan

Internal: 96.4 sqm
External: 19.6 sqm
Total: 116.11 sqm

The site and floorpan are not to scale. Dimensions are approximate.