

1 Glenmeer Ramble, West Busselton, WA 6280



Sold House

Wednesday, 23 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 721 m2

Type: House



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\$520,000

Brick and tile cottage "Secret Garden" was built circa 1993 and has been extensively refurbished in recent times, currently used as short-term accommodation and now comprises:

- Front entrance is off an extended rose covered front porch and carport into an open plan kitchen/living/dining area, with the lounge semi-separate at the front. This area has a reverse cycle split system air conditioner, and has tile floors throughout the living areas.
- The near new kitchen has a 1 ½ bowl modern square sink with water filter tap, white Bosch dishwasher, 600mm black glass induction electric hot plates, and 1 ½ Billing wall oven.
- There is new feature lighting and lighting under the overhead cupboards.
- There are feature tiles to the ceiling and a ceiling fan in the dining area.
- The dining and lounge rooms have built-in display storage and TV cupboards.
- The laundry is annexed to the kitchen and incorporated into the side entrance hallway to outside.
- The master bedroom has a glass chandelier, a feature wall of cupboards and display cupboards, a ceiling fan and walk-in wardrobe. Views to the outside patio, grape and bougainvillea covered pergola and fernery.
- Bedroom two has a built-in wardrobe.
- Bedroom three has a ceiling fan, skylight and built-in wardrobe.
- The family bathroom has a twin vanity arrangement, quality tapware and large shower recess, with a separate WC adjacent. Floor to ceiling tiles feature in the wet areas.
- At the rear there is a wide covered alfresco/BBQ/lounge area of approximately 5m by 10m. It features surrounding fairy lights and a skylight/whirlybird.
- The reticulated garden is worthy of special mention, with a low picket fence dividing off the "Secret Garden" from the home garden, which incorporates an outside deep claw foot bath under fairy lights, countless shrubs and ferns, a fish pond, a garden tool shed with skylight roof, and a clothes drying area. A rose arbour leads the way into a small lawn area that is surrounded by fruit trees, including: almond, peach, apricot, plum, apple, lemon, lime and kaffir lime.
- The Secret Garden is accessed via winding paths walking through arbours, where you can discover two small chook pens, several raised vegetable garden beds, a large aviary, a potting shade house and more fruit trees, including: olives, mulberry, plum, pear, orange, grapefruit and mandarin, and a passionfruit vine. A quince and another lemon tree are in the front garden.
- There is a 2.6m by 5m shed converted to a man cave or could be used as an office or guest bedroom, which is lined, has impressive feature lighting system, leadlight window, 2 larger windows to the verandah, and french doors with retractable fly wire screens leading to a sunny "Tuscan" area, with a verandah to one side that has pull down canvas awnings.
- The garden has several wine-sitting spots scattered around the cool leafy surrounds of a collection of deciduous trees and ferns, in a well established and low maintenance garden. Other features include:
 - Walking distance to multiple schools, including 3 high schools, 3 primary schools and a child care centre.
 - It is 7 minutes walk to the wetlands paths, 15 minutes to the beach, and across the road to the indoor pools and Leisure Centre.
 - It is 12 minutes drive to both Busselton or Vasse shopping precincts.
 - A hard stand area to suit a boat or caravan.
 - Two car carport, extra-large lockable storage room in the carport, with a bike shed incorporated.
 - Electric storage HWS.
 - Wired security external 8 camera system, covering all external areas.
 - Fully fenced. The property has been run as a very successful Holiday Home for the past two years, and is worthy of consideration as an investment. Purchasers should investigate directly with the Local Government for further information. For a private inspection contact listing agents Justin Swannell 0405 355 173 justin@jmwrealestate.com.au or Joe White 0417 939 715 joe@jmwrealestate.com.au