

# 10 Simmons Road, Beverley, WA 6304

## Sold Acreage

Tuesday, 11 June 2024



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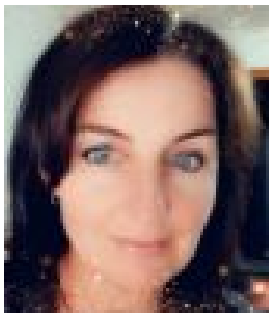
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1 m2**

**Type: Acreage**



Wendy Harbeck

0427998610

**\$760,000**

Vendor is negotiable. Are you looking for that ideal country feel property with all the modern creature comforts of a near new and spacious custom designed home and is conveniently located within walking distance from Beverley town center and just off the highway this home is on 1.6Ha (3.95Acres) This beautifully presented and quality home ticks all your boxes with extra-large living areas and spacious bedrooms with built-in robes and an ample size walk-in robe to the master bedroom. There are high ceilings throughout with gable ceilings to lounge, games, and rear alfresco area. Quality floor coverings, fixings and window blinds throughout. A large two-door formal entry has built-in recessed mirrors on one of the side walls. There are an abundance of trees and plants across the property with reticulated gardens, enclosed orchard with hen house, and separate shade tunnel, and a fenced-off vegetable garden. 2 separate fully fenced paddocks are ready for livestock with water trough. The Kitchen is sure to please with a quality European-made ILVE induction cook-top, SMEG self-cleaning oven, FISHER PAYKEL dishwasher, large walk-in pantry, and scullery. There are plenty of cupboards and storage areas throughout the home. You'll be spoilt for choices in outdoor areas to sit and relax or to entertain family and friends. There are shady paved verandahs all around this home with two enclosed outdoor Alfresco areas under the main roof with Westral made exterior shade track blind that can slide up or down to keep out the sun, rain, and those summer pests. A fully ducted reverse cycle air conditioning unit has been built into this home with individual room control. The 5kw Solar unit will save you a considerable amount of money on your energy bills. Solar hot water is also a bonus. An attractive built-in two-sided fireplace has a large wood heater that will keep you warm and cozy during the winter months. As well as mains water supply there are 2 rainwater tanks holding 23,000 liters each that will reduce your water bills. This property is on a septic system and is not connected to deep sewer. The large 7 x 7.2 garage has a 2.4h x 6w remote-controlled sectional garage door. A powered shed 12 x 7 with insulated roof, is also fitted with 3h x 6w remote controlled garage door. The wide property gate is operated by a solar-powered remote control unit. Rates are \$2329 p.a. Zoned Rural Residential. Now don't go thinking it's your standard 3 bedroom home! This is truly an amazing property with so many quality features there is nothing more to be done but just move in! The heritage wheatbelt town of Beverley is 130 kilometres east of Perth on the Avon River about 1.5 hours from Perth. Officially founded in 1838, Beverley is one of Western Australia's oldest settlements. Beverley provides commercial and industrial support to the surrounding agricultural area. Each year in August the town hosts an agricultural show. A museum, formerly the Settlers Arms Hotel, offers local history exhibits. There is a very active Art community and the Shire boasts many things to do in the area. In addition, a town hall, district high school, bank, shopping facilities, accommodation (hotel, Beverley B&B, caravan park), council offices, district hospital and medical centre, a Community Resource Centre (who run the library and Visitor Centre), and various sporting facilities are located within the town. We are conducting Private inspections only so please contact the Exclusive Agent Wendy Harbeck on 0427 998 610