

# 100 Lowlands Road, Mardella, WA 6125

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PROPERTY

## Sold House

Saturday, 25 November 2023

100 Lowlands Road, Mardella, WA 6125

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 14 m2

Type: House



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**\$1,375,000**

36 Acres Rural Zoned with 2 x 4 bedroom residences and untapped potential for the now and into the future. Yes we have heaps more photos - simply make an enquiry using the Contact Agent function on this website to receive an immediate link to all the photos and property information. Escape to the serenity of true rural living with this stunning 36-acre property boasting not only one but two separate 4 bedroom homes. With an impressive 870-metre street frontage and two distinct entrances with individual street numbers, the possibilities for securing this land-holding as a long-term income generating investment or developing the land for horses, cattle or a simple peaceful lifestyle - are literally endless. The Main Residence comprises of an expansive double-storey brick and tile home, featuring four very generously sized bedrooms, two bathrooms and a spacious floorplan spanning over 212m<sup>2</sup> of internal living space. Enjoy multiple internal living areas, a large solid timber country kitchen with premium gas appliances, and the comfort of a new ducted evaporative air conditioning unit and a slow-combustion wood fire for chilly winter nights. Upstairs, you'll find an enormous games room with a sliding door that leads out to the private balcony, providing breathtaking views of the surrounding landscape. This space could easily serve as a fantastic master bedroom option or a large study and lounge area. Outside, a recently repaved north-facing patio provides the perfect place to entertain, while a submersible bore with good quality water is available for irrigation and stock use. Additional features include a security CCTV camera system, horse yards with shelters (requiring some work to bring them back to former glory), and an extensive compacted hardstand area adjoining the 3-phase powered workshop of approximately 12m x 6.5m with a 4.5 x 6.5 lean-to perfect for tradies, mechanics or farmers with ample additional parking. Currently tenanted on a fixed-term lease with sound returns, take the time to plan future developments without worrying about holding costs. The Cottage: This charming 4 bedroom 1 bathroom cottage residence is constructed from weatherboard and iron featuring a main living area with a slow-combustion wood heater. It has its own street number and separate access from Lowlands Road. Although it needs some elbow-grease and some updating inside, this whimsical country cottage in the woods offers an excellent opportunity for a family looking to renovate and make it their own. The possibilities are endless, whether you're looking to create a multi-generational living space or simply enjoy the tranquillity of rural living while maintaining rental income as you plan for the future. Don't miss out on this unique opportunity to secure your slice of rural paradise. Approximately 40 minutes' drive to Perth CBD and within a short driving distance to local amenities, schools, shopping in Byford, the Tonkin Highway (even closer when the extension to Mundijong Road is completed) - there's a bright future in store for the region and land-holdings like this one simply won't be around for long. Inspections by prior appointment are welcomed by contacting the Miles Walton team from Acton | Belle Property using the 'Contact Agent' feature of this website. We will be in touch to arrange a suitable time to show you your new lifestyle!

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