

102 Gibbard Place, Bullsbrook, WA 6084



House For Sale

Saturday, 6 April 2024

102 Gibbard Place, Bullsbrook, WA 6084

Bedrooms: 5

Bathrooms: 3

Parkings: 6

Area: 59 m2

Type: House



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CONTACT AGENT

The tactical idea of controlling the high ground has been synonymous with both property and warfare for thousands of years. Imagine your home, perched on top of 146 acres of high ground with its superbly terraced land, seven hundred metres of direct Avon River frontage, and a simply breathtaking 360-degree panoramic view. It is quite possibly the pinnacle of Western Australian lifestyle properties. Welcome to Eagle Vale. Flanked by the stunning Avon River and Walyunga National Park, the Darling Range backdrop for this property is mesmerising. Sublime choreography paints the hills in a tapestry of changing colours as the sun tracks its daily arc. Eagle Vale is more than just a home. The sprawling five-bedroom, three-bathroom property, with its private road access, is both a superb retreat and a highly versatile real estate proposition. Already set up as an incredibly capable equestrian facility, it also has its own Cellar Door, multiple garages, and an enormous multi-purpose shed. At the heart of the property and on the highest point sits the unassuming main residence. A single storey home designed around an enclosed, light-filled, and tropical atrium complete with a koi pond and natural rock fountain. A large open plan kitchen and dining room is clearly command central. A generous stone topped island bench, double electric ovens, two dishwashers and a super-sized pantry mean the kitchen is a highly capable entertainment hub. Beautifully polished jarrah boards underfoot are a theme throughout the home, as is the use of solid timber accents. Stunning timber door and window frames, custom built-in cabinetry, fireplace mantel and skirting detail finish the home with a superb warmth. Positioned on the corner of the home, the master bedroom suite is blessed with large opening doors and windows on two sides. The ensuite bathroom has been finished with the same attention to detail as the other bathrooms. Full height rectified tiling, large deluxe shower recess with state-of-the-art shower head and a bespoke marble wrapped vanity unit. The formal dining adjoins the cavernous main living room. This grand space enjoys full height ceilings and a fantastic natural stone fireplace built on a massive piece of granite. The main living room offers direct access to the outdoor gardens from all directions and its grand proportion means the ability to entertain at scale should the need arise. Outside of the main residence, the three double garages and a further stand-alone double garage offer endless possibilities for customization. Offering further versatility, the stand-alone garage also boasts a large walk-in storeroom and a self-contained one-bedroom studio with a well-appointed ensuite bathroom. A custom-built limestone block and timber Cellar Door also offers a unique space. It can be utilized as a fully functional wine cellar, extended home office, studio space, band room or yoga retreat. But perhaps the most captivating feature of this estate is its 660 meters of direct river frontage, a natural wonder that adds a dynamic element to the property's already diverse landscape. From the viewing deck, this spectacular waterway meanders through the valley below and offers a truly unique panorama. At a glance; - Land size is 146 acres (59.2 hectares) - Single storey five-bedroom, three-bathroom residence with four double garages - An external one-bedroom studio with an ensuite bathroom off the main garage - Extensive renovations to the property to include the kitchen, bathrooms, new roof, refinished timber floors and full painting - Huge fully finished shed approx. 30m x 15m with power and water. With full concrete aprons, and drive through, extra high roller door access. Separate to the main residence, this is easily accessible, as is the further equestrian area for the horses - A sealed road wraps around the property with strategic parking and turning areas that have been created for ease of access and offers a clever continuous flow in and out of the property - Versatile zoning of General Rural, the City of Swan welcomes applications with this flexible zoning e.g. horse agistment, vineyards - winery, BnB etc - Phenomenal views over early morning cloud cover sitting in the river valley below - Soil type is rare, fertile clay loam excellent for livestock feed, permaculture, organic sustainability - A 900,000 cubic metre dam supplying water to the property - One instantaneous and two storage electric hot water units - Two ducted reverse cycle air conditioning systems throughout and a further split system AC unit in the main living room - Three phase power to the property - The property is on a septic tank system - Fully reticulated gardens with lush green lawns, and a selection of fruit trees including orange, grapefruit, avocado and mango. Large, mature Jarrah and Marri Red Gum trees along with Christmas, Zamia palm and grass trees are dotted throughout the property. Extensive hand crafted, local cut stone walls retain the terraced gardens - An internal house fence and full perimeter fencing along the boundaries - A 10-minute drive to the town of Bullsbrook, 30 minutes to Perth International Airport and an easy 60-minute drive to Perth CBD - Bullsbrook townsite will host a new Woolworths and new commercial district within two-year period. Lage Rd, 4 minutes from Gibbard Place will open soon to reach Great Northern Hwy and Tonkin Hwy The estate's vantage point offers not just views but a vision... A vision of future gatherings, of quiet mornings bathed in the first light of dawn, and of tranquil evenings under a canopy of stars. An unparalleled property, Eagle Vale is indeed a generation defining acquisition. A profoundly beautiful piece of Western Australia that connects with the heart

and leaves an indelible mark on the soul. To arrange your own private inspection of this sublime Western Australian estate, contact John Harun on 0408 630 129

Water Rates: \$0 - Dam & Rain Water (2022/23)

Council Name / Council Rates: City of Swan / \$4,402 (2023/24)

Zoning: General Rural

Primary School Catchment: Anne Hamersley Primary School

Secondary School Catchments: Bulls Brook College

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