

**102 Princess Avenue, Robinson, WA 6330**



**Sold House**

Sunday, 22 October 2023

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**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 6**

**Area: 2 m2**

**Type: House**



Jeremy Stewart

0439940976

**\$1,400,000**

With a modern Australian classic farmhouse, 2.6ha of land for keeping a horse or running a few head of sheep and a 20m x 9m shed, this exclusive property promises a desirable country lifestyle for discerning buyers. Though it's only 10 minutes' drive from the centre of town, it's a celebration of space and fresh air to delight those aspiring to luxurious family life in a rural setting. The thoroughly impressive home sits at the end of a long, sealed driveway. Constructed of smart grey Hardiplank and a Colorbond roof, it sits amid neatly trimmed lawns and cottage gardens and overlooks a well-fenced, grassy paddock of flat to gently undulating land with a stand of mature gums for stock shelter and native trees at the boundary. Inside, the focus of the modern, stylish home is a generous open living space combining the sunny family room, dining area and outstanding kitchen, all warmed by a wood fire. The kitchen is a brilliantly appointed workspace with soft grey and ivory cabinetry, a Smeg gas stove with a double oven and hotplate, ceiling extractor, dishwasher, walk-in pantry and feature island bench with a natural-edge jarrah top. Other living options are a carpeted lounge along the hallway, an office, and a superb undercover alfresco deck with a built-in outdoor kitchen and zones for lounging and dining. The king-sized master bedroom has a private bathroom, walk-in robe and French doors leading out to the veranda. Another bedroom is queen sized with a semi-en suite shower room, walk-in robe and doors onto the veranda, and the other two queen-sized rooms share a third bathroom and separate toilet. Quality finishing is exemplified by the stylish décor, flooring, window treatments and tiling, and ducted air conditioning ensure year-round temperature comfort. A covered walkway leads to the double garage and a sizeable, sealed carpark. The freestanding, powered shed has high-clearance doors and enough space for six cars – it's ideal for stowing the caravan, boat and horse float and working on vehicles and DIY projects. Two rainwater tanks provide ample water. A coveted country lifestyle awaits the fortunate new owners of this truly outstanding, beautifully established estate. It's in a highly desirable locale with easy access to fishing and sailing at nearby Princess Royal Harbour and with all the amenities of the city within easy reach. What you need to know: - Lifestyle property 10 minutes from Albany - Expansive home on 2.6ha - Open-plan living with wood fire - Separate lounge - Superb kitchen with pantry, Smeg stove, island bench, dishwasher - Big alfresco deck with outdoor kitchen - King-sized master bedroom with en suite shower room, walk-in robe - Three queen-sized bedrooms, one with semi-en suite shower room - Third bathroom - Office - Ducted air conditioning - 20m x 9m powered shed - Fenced, grassy paddock - Two rainwater tanks - Council rates: \$2,881.72 - Water rates: \$268.97