

**116 Gemmell Road, Argyle, WA 6239**

*Elders*

**House For Sale**

Wednesday, 12 June 2024

116 Gemmell Road, Argyle, WA 6239

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2 m2**

**Type: House**



Susan Kouw  
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## Offers Over \$999,000

YOUR PRIVATE HIDEAWAY AWAITS.... Nestled on a picturesque 5 acres\* in popular Argyle, this bespoke property exudes character & charm. The entire perimeter fencing has been securely fenced, the sweeping driveway has been newly gravelled and compacted leading you to a delightful 5-bedroom, two-bathroom, 2 storey rammed earth property. Enter to the property through a spacious undercover alfresco area, offering extensive views of the wooded areas of the original Argyle Forrest. The kitchen is a standout feature boasting locally sourced red jarrah, bench tops, new "Smeg" appliances. The ground floor has four large bedrooms with built in robes & ceiling fans. The master bedroom includes an ensuite and walk in robe. Delightful dining and lounge area with tile fire and reverse cycle air conditioning. Double glass doors can separate the bedroom areas for added privacy. Upstairs you will find an additional minor bedroom and a study/bedroom, alongside a bright and spacious family retreat for various activities. This property offers a plethora of features, including an enclosed chicken run, a working vegetable garden, numerous established fruit trees (both stone & citrus), with fully reticulated from the bore. Abundant water is available from the dam and multiple rainwater tanks. The whole property is automatically reticulated and additionally, there is a charming pond with water feature powered by solar panels. A large American style barn with lean-to's off either side. A tile fire and a mezzanine floor make this a sought-after area for any handy person that likes their own space! Experience the serene and self-sufficient lifestyle this remarkable property has to offer! Features:- 2 Storey- Rammed earth- Five bedrooms, two bathrooms- Large undercover alfresco area- Airconditioning, tile fire- Feature kitchen with near new "Smeg" appliances- Large workshop- Fully reticulated- Bore, dam and feature pond- Perimeter fencing- Low maintenance established garden Year Built: 2002\* 6\* min (5.7\*km) to Donnybrook townsite\* On school bus run\* Land size: 2.05 ha\* Shire of Donnybrook-Balingup 2023/2024 Rates: \$2,847.97\* pa Zoned: Rural Residential For further information or to arrange a viewing, please contact Susan Kouw 0438 300 980, susan.kouw@elders.com.au Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.