

# 116 Waterwheel Road, Bedfordale, WA 6112

## House For Sale

Wednesday, 10 April 2024



116 Waterwheel Road, Bedfordale, WA 6112

**Bedrooms: 9**

**Bathrooms: 5**

**Parkings: 10**

**Area: 4 m2**

**Type: House**



Brendan Leahy

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## Select Date Sale Guide: \$2.5 mil to \$3 mil

Welcome to 116 Waterwheel Road in Bedfordale, this truly unique property has everything you or your family could ever dream of and more! The property has two 4x2 homes which have separate western power metres, and a one bedroom granny flat so you can decide if you want to move in the extended family or rent out the additional accomadation. Entering the first home you're greeted by a spacious formal lounge that leads into an open plan kitchen and meals area. The bedrooms are great sizes, with the master bedroom being king sized and also featuring an ensuite, the minor bedrooms are queen sized. Straight off the kitchen is a large enclosed patio which is perfect for entertaining friends and family all year round. The second home has plenty of space with a formal lounge and dining at the entry. Then off the entry is a king sized master bedroom which features a huge ensuite. The minor bedrooms are also all queen sized. There is also a large study which could also be a fifth bedroom if that suits your family. The open plan kitchen is spacious and has a family meals area that leads straight out onto a great a-frame patio. Moving outside there is a below ground pool to keep you cool all summer long, plus behind the pool is a tennis court that has floodlights to ensure you can play all day or night. The property also has 4 brick stables, with a workshop area and a separate tack room and feed room. Property features: Two 4 x 2 homes (separate power meters) One bedroom granny flat 4 brick stables with tack room and feed room Floodlit tennis court Below ground pool Bore to water property Home One: Formal lounge & dining Open plan kitchen and meals King sized master bedroom and ensuite Minor bedrooms queen sized Enclosed patio Home Two Study or fifth bedroom Formal lounge and dining King sized master Country styled kitchen and family meals Minor bedrooms queen sized A- frame patio Rental Potential:- \$700-750pw per home - \$300pw for granny flat