

**1174 Chittering Road, Bullsbrook, WA 6084**



**Sold Lifestyle**

Saturday, 2 September 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 5 m2**

**Type: Lifestyle**

## Contact agent

Wild thing, you make my heart sing...Tucked away in the picturesque Chittering Valley with the Brockman River meandering through it "Marjorie Sanctuary" is a haven for all sorts of weird, whacky, wonderful and ever so engrossing, enterprising and not-so-elusive wildlife. This HOME, not house, evolves from a sharing and compassionate ethos; eco-conscious, environmentally friendly principles; and when "green is the colour of YOUR dream" promises to provide the perfect tonic for your physical, mental, and spiritual health and well-being. Discover within this diversely treed, 5.6ha/14 acres of unparalleled paradise, an organic vegetable garden and various fruit and nut trees including citrus, pomegranate, pears, figs, grapes, macadamia and almond. A bountiful water supply from 3 large rainwater tanks and a bore... all geared towards a sustainable lifestyle...completes this GrowItYourself package. Seeking that all-important connection with nature feel free to join the resident Wattlebirds, Singing Honeyeaters, New Hollands, Blue Wrens, Silvereyes and "whoever else drops in" under the newly renovated, perfectly placed plantasmic pergola. Embrace the interconnectedness of life as you awake to a cacophony of bird song and fall asleep counting stars, listening to the flowing river water, the local Boobooks or boisterous barking Night Herons, or simply figuring out what on earth the Pobblebunks, in their fabulous fantasmic frog pond, are saying to each other. This stunningly spacious 304sqm, truly unique, architect-designed, north-facing passive solar home, which overlooks the Brockman River, has the added benefit of solar panels, a solar hot water system, and bio friendly Biomax water treatment system. For that something different the fully tiled, high ceiling, freshly painted home comprises a "retreat area" with its sizeable bedroom encompassing a capacious inbuilt robe, fabulous French doors, a fully tiled ensuite; a north-facing sunroom... and formal lounge room (also ideal for guests, granny flat or BnB enterprise). Another three good-sized bedrooms with inbuilt robes, a second bathroom and toilet; ample laundry and office/study with NBN Satellite/ WIFI connection and Landline are separated from the multi-windowed open plan family and dining areas by the tastefully tiled, centrally convenient, easy to clean kitchen with its wide walk-in pantry and abundant timbered cupboard space. If looking for that bit more, with endless possibilities/potential, then the pièce de résistance may come as "DEN #1" aka humungous (35sqm), all you could ask for fully windowed "studio/hobby room/gym/workshop/clinic" with fully plumbed dual sinks, stainless steel benches, extensive tiling and access to the second pergola area; and/or DEN#2 aka humungous fully powered stand-alone "shed". With your own 14 acres, and your neighbouring properties 27 and 321 acres or more, there is plenty of room to enjoy your own space; conserve, preserve and share with the "wildies"; and be the proud custodians of this rare and precious piece of paradise. Property Features \* Something different... a rare opportunity...a touch of paradise\* Nature, more Nature, Nurture\* Starry Starry Nights\* Brockman River Frontage\* Large Dam\* North Facing Passive Solar\* 5.2kW Solar Panel System\* 4 Bedroom 1 Office/Study or 3 Bedroom 2 Office/Study\* Workshop/ Hobby / Studio/ Clinic (formerly used for Wildlife Rehabilitation)\* Retreat Area with potential use for BnB/ Granny Flat/ Guests \* High Ceilings, Cornices, Picture Rails\* Ceiling Fans, Quality Light Fittings and Fixtures\* Multi Windowed\* French Doors \* Freshly Painted (inside and out)\* Outdoor Areas Alfresco/ Pergola\* Large Shed\* 3 Water Tanks (approx. 300,000L) plus Bore and Dam\* NBN Satellite/ Internet Access/ Landline NOT SUITABLE FOR LIVESTOCK/HORSESThe Phone Code for this property is: 40196. Please quote this number when phoning or texting. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.