

**1179 St Werburghs Road, Mount Barker, WA 6324**

ALBANY PRESTIGE REALTY

**Lifestyle For Sale**

Wednesday, 12 June 2024

1179 St Werburghs Road, Mount Barker, WA 6324

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 4 m2**

**Type: Lifestyle**



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## OFFERS ABOVE \$699,000

If you have thought of opting out of mainstream life and heading to the country for a little peace and quiet, then this is the property for you. Nestled on the southern slopes of Mount Barker hill, this property stands as a testament to the seamless integration of styles, blending the charm of the old with the conveniences of the new. This impressive residence offers a delightful mix of rustic elegance and modern comfort, making it an ideal retreat for those seeking a peaceful and picturesque living environment. The property comprises the original three-bedroom homestead, which exudes character with its high ceilings, timber flooring, and French doors that open off the spacious bedrooms onto the veranda. This vintage charm is complemented by a newer wing—a fully self-contained one-bedroom studio connected by roofing to the main homestead. This unique configuration is perfect for extended families, visitors, or even as a potential bed and breakfast establishment.

**Timeless Elegance and Modern Amenities** Walking through the property, one can't help but admire the beautiful timber floors and high ceilings that continue in the newer section. This thoughtful design ensures a cohesive aesthetic throughout the residence, while modern comforts are not forgotten. The all-weather veranda wrapping around most sides of the house provides ample space for relaxation and entertaining, no matter the season. The timber-decked patio, complete with roll-down café blinds, fronts the living area of the studio, creating a perfect spot to enjoy the serene surroundings.

**Breathtaking Views and Natural Beauty** Imagine waking up to the panoramic vista that stretches all the way to the Porongurup Range, with native gardens teeming with birdlife just outside your window. This 12-acre property (4.88ha) features two paddocks perfect for keeping livestock. It's a slice of paradise for nature lovers and those seeking a tranquil lifestyle.

**Sustainable Living** Practicality and sustainability are key features of this property. It boasts a reticulation system fed by a bore with high-quality underground water, perfect for even the most delicate plants. Both dwellings have two large rainwater tanks and the paddocks have a dam and two soaks that never run dry ensuring a reliable water supply year-round.

**A Versatile Investment** Whether you're looking to accommodate an extended family, operate a bed and breakfast, or simply enjoy the spacious layout and stunning views, this property offers unparalleled versatility. Its close proximity to town, combined with the expansive, mainly pasture land, ensures you get the best of both worlds—a serene, rural retreat with all the amenities of modern living.

**Key Features:**

- Charming 3-bedroom homestead with high ceilings and timber floors
- Large bedrooms - one a dormitory style or room for activities area
- Renovated bathroom and laundry/mudroom
- Fully self-contained modern 1-bedroom studio unit
- Perfect for independent living, B&B, or rental
- Patio area off bedroom – ideal for a quiet cup of tea
- Set on 4.88 hectares (12 acres) of mainly pasture land
- Features include a bore, dam, two soaks, and three rainwater tanks
- All-weather veranda and timber-decked patio with roll-down blinds
- Stunning views to the Porongurup Range

Experience the perfect blend of rustic charm and modern comfort of this property. This unique property offers a rare opportunity to own a piece of Mount Barker's picturesque landscape, providing a peaceful haven for you and your family. Don't miss out on making this extraordinary residence your new home.