

118 Attein Road, West Coolup, WA 6214

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PROPERTY

Acreage For Sale

Wednesday, 3 January 2024

118 Attein Road, West Coolup, WA 6214

Bedrooms: 5

Bathrooms: 2

Parkings: 8

Area: 22 m2

Type: Acreage



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From \$1,595,000

Experience the pinnacle of countryside living on this terrific 55-acre / 22.3 hectare rural retreat in the heart of West Coolup. This magnificent property offers everything you've ever dreamed of on your very own rural property, and then backs it up with so much more. Off-grid self sustainability is celebrated here courtesy of the 55kW solar battery system, dams and a groundwater bore for irrigating 190 sqm of vegetable gardens, fruit orchard, olive grove and nearly 1,700 productive macadamia trees. There's even a food approved commercial kitchen with coolroom and bathroom facilities, smokehouse, butchery and packing area, plus an underground cellar or curing room! Whether you're seeking blissful tranquility, self-sufficiency, or an opportunity to generate an income from short-term accommodation, and don't forget your horses, this estate has it all. Packed with mind-blowing features and exquisite accommodations - the search stops here! The Homestead: Grandly proportioned and organically constructed from rammed limestone, this purely bespoke 280 sqm homestead was meticulously crafted in 2014 by award-winning local builder Avalon Homes. A masterpiece of modern sustainable design and refined comfort, you're onto something truly special. Featuring soaring 4.2 metre ceilings beneath its striking skillion roof-line, appointed with the finest quality finishes - the eco-friendly design harnesses cross-ventilation via louvers, Low-E glass for energy efficiency, even the walls are painted with eco-friendly Resene waterborne paints. Boasting a generous floorplan with 5 bedrooms and 2 bathrooms, the main bathroom housing 2 showers, and a decadently expansive master suite adorned with hand-printed wallpaper from Melbourne designer Native Stinson, and of course with its own private ensuite bathroom. You'll find a huge built-in office ideal for working from home, Tasmanian oak joinery throughout, and an outdoor cast iron bathtub inviting you to bathe and relax with the farm scenery surrounding you. In the cooler months, warmth radiates inside the home courtesy of the design but equally thanks to a Chapelle double-sided firebox. An opulent farmhouse kitchen provides the ideal space for creating homegrown dishes with ample space for hosting intimate dinners. Finished with essastone benches, a large pantry, shaker door cabinets and comes decadently equipped with a hand-made Italian Ilve free-standing cooker. Extending style to the outdoor spaces - stepping out via stackable glass doors from the kitchen directly onto a decked lounging area adjacent to the underground saltwater swimming pool. The alfresco comes suitably furnished with a wood-fired pizza oven. The Great Outdoors: Every rural property buyer's wishlist strongly features heaps of workshop space, storage options and stabling for animals. Once again this property delivers on all levels. Even the machinery shed has limestone flooring perfect for hosting farm parties. There's also a tractor, slasher and ride-on lawnmower included to help get you started on your lifestyle upgrade. Additional Features and Info: If you dream of the idyllic country getaway, but can't spare the time to manage the acreage - there's an excellent tenant in place operating under a farm lease for the paddocks and a 2x2 brick and tile cottage with a/c, wood fire, lino floors and large verandahs. Lease in place until January 2025. What Next!? What an outstanding opportunity presented here - to acquire the perfect rural acreage property, with passive income, extremely low operating costs and the chance to escape the urban jungle but remain within just over 1 hour from Perth and 30 minutes of Mandurah. Contact the rural and lifestyle specialists from the Miles Walton team - by using the Contact Agent feature of this webpage, and we will be in touch with you to arrange a suitable time to show you, your new lifestyle.