

1181 Chorkerup Road, Narrikup, WA 6326



Lifestyle For Sale

Friday, 3 May 2024

1181 Chorkerup Road, Narrikup, WA 6326

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 46 m2

Type: Lifestyle

Expressions of Interest

Presenting "Warradarge South", a rural lifestyle property situated just 40 kilometres from the bustling port town of Albany and 12 kilometres from the sleepy township of Narrikup that must be seen to be appreciated. Featuring an extensive executive modern home, huge four compartment shed with automatic garage doors and a four bay machinery shed, all on just over 46 hectares of undulating land with views to water and the Stirling Ranges. Comprising approximately 40 hectares of useable grazing land with the balance being native shelter areas and creekline will allow the hidden farmer in you to enjoy the rural lifestyle with 800mm annual rainfall and without the tyranny of distance from a major hub.

House Features:

- Bespoke wooden front entrance doors opening into a large open family room leading into a beautiful kitchen-dining area separated by a feature wall with a double sided gas fireplace
- Impressive modern kitchen with 900mm chef's stove, grey stone benchtops with wall splashback and a walk-in pantry with adjoining scullery and laundry
- Kitchen/dining area with large glass doors leading into spacious alfresco area with raked timber ceiling and a fireplace/barbeque within a stone feature wall. The alfresco area overlooks and opens to a circular seating area with a raised firepit
- The generous-sized master bedroom has a walk-through robe into a classy ensuite bathroom with separate toilet
- All of the other three king size bedrooms have generous built-in robes and have easy access to the second well-equipped bathroom
- Adjoining the hallway opposite the other bedrooms is an expansive theatre/lounge room
- The large office/study has built-in storage and library and could be converted into another smaller bedroom or hobby room

Outbuildings & Improvements:

- 24m x 6m four compartment lock-up shed with automatic garage doors and 4.8kW solar and mains power
- Four bay machinery shed
- Enclosed poultry run
- Cattle yards and loading race
- Excellent fencing
- Underground power throughout from centre of property to buildings and bore
- Water supplied from shallow bore into troughs and 23,000 litre tank
- 90,000 litre household rainwater tank

Offered for sale by Expressions of Interest. For more information or to arrange a private inspection, please contact Bill Bennett on 0432 320 868 today.