

121 Ballarat Road, Wonnerup, WA 6280



House For Sale

Tuesday, 13 February 2024

121 Ballarat Road, Wonnerup, WA 6280

Bedrooms: 4

Bathrooms: 2

Area: 4049 m2

Type: House



Michelle Radich

1300243629

From \$990,000

Enjoy the luxury of the space this 4-bedroom 2-bathroom home on a sprawling 1 acre lot has to offer, escape from the fast-paced rhythm of everyday life to your own personal quiet sanctuary and unwind! Situated in close proximity to the local estuary, nature's beauty is at your doorstep, providing a tranquil backdrop to your daily retreat. In addition, just a short drive away are the golden sands and crystal waters of Geographe Bay, ensuring that leisure and relaxation are never far from reach. The residence features a stunning renovated kitchen adorned with deluxe stone bench tops featuring a water fall edge and a convenient breakfast bar. The open plan living/kitchen/dining areas boast quality Mari Wood flooring and a cozy combustion wood fireplace adding warmth and charm to the space. The master suite, complete with WIR and ensuite, faces the North wing of the home, while the minor bedrooms, accompanied by the main bathroom, are suited to the South wing of the residence. Additionally, the property features a powered 7m x 9m workshop, along with a 6m x 6m workshop, a licensed bore and a 70,000 litre rainwater tank, ensuring sustainable water storage. Property Features include:

- Tree lined road frontage and driveway
- External veranda surrounds the residence providing a shady retreat
- Open plan living/kitchen and dining area with Mari Wood Flooring
- Stunning modern kitchen with Quantum Quarts bench tops, glass splash backs, pantry, soft closing cabinets, self-cleaning electric oven and gas 5 burner cooking, Miele dishwashing machine
- Slow combustion wood fireplace providing warmth in winter
- The master suite with WIR and ensuite with shower vanity and WC
- Minor bedrooms situated in the South wing of the home
- Main bathroom with vanity and bath
- Separate laundry and WC
- 7m x 9m powered workshop with front and side entry access
- 6m x 6m workshop perfect for storage of machinery
- Thermann heat pump hot water system
- Licensed Bore and 70,000 litre rainwater tank
- Septic tank with leach drain

Seize the opportunity to secure this property situated just 7k east of Geographe Marina, a mere 12-minute drive into Busselton township and jetty. Enjoy the lifestyle of having convenient access to the Southwest world class wineries, restaurants and holiday destinations.....Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.