

123 Millhouse Road, Belhus, WA 6069



House For Sale

Thursday, 7 December 2023

123 Millhouse Road, Belhus, WA 6069

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 1 m2

Type: House



Penny Schouten
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Offers Above \$1,300,000

This patch of serenity will capture your heart. Nestled in 2.5 acres amongst established trees, fertile soils and fenced paddocks with views across the Swan Valley yet so close to all amenities. It offers the space needed by a large family, it offers countless places to park, it offers a brick-built workshop with secure space to store cars and machinery and, it offers stunning grounds with a bore and water licence for those lush green paddocks. This colonial style residence is designed with the delights of the established gardens and valley views beyond. The expansive open plan kitchen, meals and living area is complimented by enormous windows to make the most of the amazing outlook. The kitchen provides cupboard and bench space galore plus a large walk-in pantry. There is a wall mounted electric oven and grill, electric hot plate with range hood above and built-in microwave. The dining and lounge areas provide a versatile space overlooking the front of the property with a classic fireplace taking centre stage. A particular feature of this lovely property is the multi-purpose games room, which is enormous, boasts a bar and enjoys the best views. With this adaptable room, the choice is yours! The master has a walk-in wardrobe and ensuite with spa bath, vanity, oversized shower with both rainhead and flexible showers, separate w.c. and a dressing area. In a separate wing are three further Queen-sized bedrooms all with built in wardrobes that share the family bathroom, one with semi-ensuite access. The bathroom is fully renovated with oversized hobless shower with rainhead and flexible showers, feature tiled recess, vanity and w.c. The study/home office is large enough to be a fifth bedroom if desired. Wander outside to the large undercover alfresco and bullnose verandas to enjoy the tranquility. The grounds have been lovingly developed and cared for over the years creating an abundance of mature trees and shrubs with thoughtful vantage points offering shade and exquisite views across the meandering Ellen Brook to the rear. There are six paddocks (kept green with bore reticulation and 6000kl water licence) with three paddock shelters. The powered brick-built workshop is 12.5 x 8 meters (approximately) and has 4 roller doors, a w.c. and plumbing to install a shower. Just look at some of the many features of this beautiful property:

- Ducted air conditioning
- Additional reverse cycle split system to the living area
- Submersible Bore (with 3 phase power)
- 6,000kl Water Licence
- Ducted vacuum
- New Evo Heat hot water system
- Large workshop with four roller doors
- Double carport
- Remote secure gates
- Location and views!

The location is perfect, close to popular breweries, wineries and restaurants in the Swan Valley and yet only 30kms to Perth CBD. With so much to offer, be quick to see the very special property as it won't last long. Please contact Penny on 0420 556 332. The particulars are supplied for information only and shall not be taken as a representation of the seller or its agent as to the accuracy of any details mentioned herein which may be subject to change at any time without notice. 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.