

**126 Gray Road, Bindoon, WA 6502**



**House For Sale**

Thursday, 16 November 2023

126 Gray Road, Bindoon, WA 6502

**Bedrooms: 6**

**Bathrooms: 3**

**Area: 2 m2**

**Type: House**



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**\$839,000+**

Rare opportunity to purchase a farm with two free-standing homes on one title. Bring the family, livestock & granny to 126 Gray Road – this fantastic property offers the complete package for the family searching country living with all the extras. Located on 5.6 acres of premium loamy soil, perfect for the farmer looking to work the land, grow your own crops, fruit trees & veggies, or maybe one would prefer to rest on the balcony overlooking the pretty paddocks.

**Main Dwelling:**

- Kitchen with freestanding 900mm oven, fridge recess, walk in pantry, breakfast bar
- Open plan family/dining area
- Separate Lounge Room
- Large master bedroom with luxurious modern ensuite
- Good sized minor bedrooms
- Modern bathroom
- Slow combustion wood heater
- Split systems aircon units
- Laundry with extra toilet & basin

**Second Dwelling:**

- Two bedrooms
- Open Plan kitchen/dining/family
- Laundry
- Reverse cycle aircon units
- Balcony overlooking paddocks
- Enclosed front yard
- Veggie patch

**Additional Features:**

- Large outdoor entertaining area with gabled patio
- Slow combustion wood fire
- Crimsafe security shutters
- Workshop (approx. 20m x 15m), 3phase power
- Shed (approx.. 5m x 5m) with Lean-to
- Excellent bore
- 5kw Solar system, which can be upgraded
- Dam, Winter creek
- Numerous water tanks
- Garden reticulation
- Fruit tree orchard
- Chicken pen
- Loam soil
- Paddocks with troughs
- Scheme Water/Bore Water

Located approx. 1.6km to Bindoon townsite, which provides plenty of local stores, sporting facilities, doctors, a very welcoming community, and let us not overlook the well renowned Bindoon Bakehaus! Jump on the Tonkin Highway extension, making it now only 40 mins from Ellenbrook, under an hour to Perth Airport. Making this gorgeous country town a popular destination. Bindoon forms part of the Chittering Valley which is well known for its abundance of wildflowers and beautiful green rolling hills, bushwalking and nature trails, orchards and farms offering roadside fruit stalls, one must spend some time indulging in local wines and produce from various boutique wineries which form part of the Chittering Valley Wine Trail. This property certainly offers the WoW factor that buyers demand. Book your time to inspect today...Contact our LOCAL Rural Property Specialist Kim Johnson on 0407 089 880

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