

1305 Carbarup Road, Kendenup, WA 6323

 ALBANY PRESTIGE REALTY

Sold Lifestyle

Wednesday, 27 September 2023

1305 Carbarup Road, Kendenup, WA 6323

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 5 m2

Type: Lifestyle



Janyce Nichol

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\$710,000

Welcome to a very appealing property with loads of charm both inside and out. Sitting well back from the road and tucked behind mature stands of trees, it doesn't get much better than this. Good news too ... the Kendenup townsite is approximately one kilometre up the road where facilities include a general store, post office, church, golf course and primary school. Step inside to an open plan living – dining area with high raked ceiling and, for your year-round comfort, both a wood fire heater and reverse cycle air conditioner. The décor is neutral and there are lots of windows to allow not only the natural light to filter through but the rural views that surround. Very pleasant! In the kitchen, cooking is a combination of gas cooktop and electric oven, double sink, walk-in pantry with built-in shelving and under bench cupboards and drawers. In total, there are four bedrooms – or three bedrooms and large media room. Some more good news ... the master bedroom has “his” and “her” walk-in robes, complete with built-in shelving, and an ensuite bathroom with twin vanities, shower and enclosed toilet while the remaining bedrooms have double robes. The main bathroom has a vanity, shower, bath and separate toilet. Best of all, across the north facing front of house, expansive timber decking provides the perfect place for entertaining or relaxing throughout the year. As well as a single carport adjoining the residence, there is an impressive assortment of sheds and parking bays with extra height clearance for caravans and trucks. In all, there are five rainwater tanks with a carrying capacity of 137,500 litres plus an all-year dam to the rear of the block and, last but not least, 24 solar panels, 5kva. On 13.1 acres – that's 5.3039 hectares of land, this impressive farmlet is worthy of your inspection. Please call today to arrange an inspection or to obtain further information because there is more!