

1378 Chittering Road, Lower Chittering, WA 6084

Sold House

Monday, 14 August 2023



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Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 14 m2

Type: House

\$800,000

"They said YES to the address!!" If you missed your opportunity on this property - we may have another exclusive unlisted property that you may love.. You only have to ask & register your interest now! Experience Chittering Valley... Located less than one hour north-east of Perth, within the heart of the Chittering Valley, this 14.9ha/36.9acre property which is waiting for the new owners to come embrace living within the valley. The property offers a wonderful valley lifestyle for inspiring buyers to fulfil their dreams of country living. Positioned along one of the most picturesque roads within the Chittering Valley set amidst the Brockman River winding through the property frontage, this diverse property showcases a multitude of opportunities for one to either create into a tree change, bring your horses and farm animals and all live together at home (no more agistment bills), enthusiastic gardeners can spend time nurturing the orchard and edible gardens, or perhaps a business prospect to expanded on the current infrastructure. This property is ready and waiting for new owners to come and share in the magic of this valley escape!

Property Features:

- 14.9ha/36.9acres
- House: 3 Bedrooms, 2 Bathrooms, 2 toilets (one in the ensuite - the other separate to the bathroom), kitchen, living room, office, utility room, enclosed patio, carport, verandah and irrigated lawn
- Shed: (approx. 360 sqm) located next to main house - water, 3 phase power, concrete floor, two storage fridges, evaporative air conditioning
- Old Packing Shed (front of property) currently used as a café, power and water
- Old Cottage (front of property) currently used as a storage building, power and water
- Covered Double carport - next to Old Cottage
- Function Area: (approx. 160sqm) water and power - multi coloured lighting system, new fans, indoor garden, patio leading onto lawn and orchard
- Old Astronomy Hut: power and water - currently used for animal feed storage area
- Tool Shed: small shed for power tools and spare parts
- Chemical Shed: small shed for keeping agricultural chemicals and fertilisers

Outdoor Features:

- Children's Nature Playground
- Olive Tree Seating/Entertainment Area - slightly raised and level square area set under approx. 15 mature olive trees
- Large yard area in front of the house and shed for entertaining and events
- Brockman River running through the front of the property, runs all year round - licence to draw water from river for irrigation
- Four animal enclosures/paddocks (convertible to 5 easily) fenced with gates and shelters
- Large, fenced vegetable garden (fully irrigated) grape vines planted around 3/4 of fencing, 6 garden beds with sleepers, 5 raised garden beds in containers, large area for watermelons/pumpkins
- Large concrete fire pit area
- Two chicken coops

Water Access:

- Two bores in working order:
 - Working Bore One - (approx. 15 to 20 metres depth) good quality and all year round, used to fill tank above house & irrigation of vegetables
 - Working Bore Two - (approx. 40 metres depth) good quality and all year round, used for irrigation of fruit trees/orchard
- River water - useable for irrigation
- Large tank in Paddock
- Rainwater tank next to house
- Small tank above house in orchard

Fruit Trees:

- Orange trees - several varieties
- Mandarin trees - several varieties
- Pomegranate trees
- Olive trees
- Lemon trees
- Lime trees
- Mulberry trees
- Fig trees

Additional features:

- Direct access to Avon Valley National Park
- Amazing lookouts from back of property - including from "Pride Rock"
- Mountain bike jumps and trails on the property, linked to trails in Avon Valley National Park
- Potential to turn main shed into stable complex
- Café has a licence to trade - ability to earn income
- Two bird aviaries
- New blinds fitted to function area
- Ablution block (separate Male and Female toilets)
- Parking area for guests or café on road reserve in front of property
- Covered shade cloth picnic area in middle of Orchard

Potential plus for buyers to create a successful tourist business in the valley... think outside the square! The options are endless (STSA) country wedding venue, chalets, Gin distillery, function centre, star gazing events, outdoor movie nights. Grow the existing café and reap the benefits. Chittering Road is host to an array of Sunday drivers, weekend bike riders, bush walkers, and many other tourism visitors. Contact our LOCAL Rural Property Consultant Kim Johnson on 0407 089 880. 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.