

# 14 Bottlebrush Road, Gledhow, WA 6330



## House For Sale

Thursday, 7 December 2023

14 Bottlebrush Road, Gledhow, WA 6330

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



Tommie Watts

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**\$605,000 - \$665,000**

An enviable lifestyle in a delightful cottage with the natural surroundings of an outstanding 1.62ha block awaits buyers smart enough to snap up this charming Gledhow property. It's a private country oasis with a well-maintained home set in lush gardens attracting numerous species of birds and wildlife, with various outbuildings and a paddock for running a few sheep or keeping a horse. The 1950s cottage is bright and inviting. At the front is a carpeted lounge, with a fabulous garden outlook from a picture window, high ceilings with decorative cornices and a wood fire. There's a sizeable dining room at the side, with glass doors opening onto a generous, sheltered rear deck with shade and café blinds and zones for relaxing, dining and cranking up the barbecue. Of the three bedrooms, two are doubles and the third is a single, and there's an office that could be used as another single room. Like the bathroom, the kitchen has been modernised. It's a pleasant, well-planned room with ample space for storing the abundance of fresh and preserved produce straight from the garden. The outside is just as impressive. There's a double carport at the front door, and next to the house is a terrific shed-workshop of approximately 7m x 8m with power, two high-clearance doors and workbenches. Adjoining this is a good-sized studio with natural light and power, suitable for a diversity of hobbies. The gardens are amazing. Taking up about a quarter of the block, they have been thoughtfully planned into zones separated by meandering pathways and lawns, creating a sensational, private Eden of tranquility. Expertly blending various native species with cottage plantings, succulents, roses, creepers, palms, bamboo and wildflowers, they include an orchard of stone fruits, citrus, figs, quinces and apples, a veggie garden with some raised beds, and little nooks for quiet moments. A series of shade houses, smaller sheds and chook runs with hen houses are positioned near the house. Beyond the gardens is a lush, fenced and well-drained paddock for sheep or a horse, and the boundary of the land is sheltered by mature gum trees. This is an exceptional holding with everything in place for those aspiring to a country life without sacrificing the convenience of town, schools, shops and beaches a few minutes away. It is a beautiful property with a rustic charm that must be seen to be fully appreciated. What you need to know: - 1950s cottage on 1.62ha, zoned General Agriculture - Spacious, sunny lounge with wood fire - Dining room - Big, sheltered rear deck - Office - Three bedrooms, two with robes - Modernised bathroom and kitchen - Two toilets - Double carport - 7m x 8m shed-workshop - Studio - Assorted shade houses, sheds, chook runs - Diverse, productive gardens including orchard, veggies - Paddock for sheep or horse - Eight minutes from town - Council rates \$2526.94 - Water rates \$275.72