

140 Gibbs Road, Nowergup, WA 6032



Sold Acreage

Tuesday, 20 February 2024

140 Gibbs Road, Nowergup, WA 6032

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 3 m2

Type: Acreage



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\$1,650,000

Own your own piece of untouched bushland on the city fringe that offers the best of both worlds; private and peaceful country living that is just a stone's throw away from all the conveniences that city urban living offers. Just travelling up the delightfully long, tree-lined driveway, you'll get a sense of the special experience that you are in for when this private and secluded country home opens up before you. This one-of-a-kind property has a generously proportioned, architecturally designed main house that sits seamlessly within its settings. Featuring high timber lined ceilings, wide wrap-around verandahs, natural slate floors and rustic exposed internal brick, the main house oozes open-fire cosiness in the Winter months while the Summer months can be whiled away in the resort-like surroundings of the in-ground pool area, with endless potential for barbecues and parties in the shady, generously proportioned alfresco area. With three decent sized bedrooms, main bathroom and ensuite, dual living spaces, an externally accessed office, and a rumpus/studio space nearby, there is plenty of space for a family to spread out and breathe. The second self-contained dwelling that was recently completed within the last year is one for the lovers of nature, sitting quietly in its own bush setting away from the main house. This two bedroom studio apartment and its beautiful nature outlook would be ideal for accommodating the extended family or, for the more entrepreneurial, could represent a lucrative short stay rental opportunity (subject to council approval) for city dwellers wanting a quiet country escape without the excessive travel. This property is surprisingly low maintenance where most of the hard work has already been done for you. Electricity bills are tempered with the 6.6kW rooftop solar panel system; hot water is free for 6 months of the year courtesy the evacuated tube solar hot-water system, the 110kL rainwater tank provides potable rainwater to the main house and is backed up with a deep stain-free bore should the need arise. The gardens and numerous fruit trees surrounding the two houses are extensively reticulated, and there is infrastructure to house at least 50 free-range chickens across 4 separate pens should you choose to continue the current owners' egg-laying operations. At the same time there is plenty of scope to make the property uniquely your own. Distance can be the tyranny of country acreage properties, but not so with this property. Travel time by car to the nearest beach (Quinns Beach) is a modest 10 minutes drive. Ocean Keys shopping centre and the nearest Bunnings is also 10 minutes drive, the entrance to the Mitchell Freeway via Hester Avenue is 4 minutes away, and the Joondalup town centre is 13 minutes drive away. All this and not a neighbour in sight. Photos and words can only provide so much in the way of describing the secluded nature of this amazing property. To gain a genuine appreciation of this property, you are invited to book an appointment for a personal private viewing today.

Main Residence: • 3 Bedrooms • 2 Bathrooms • Formal Living and Dining • Kitchen Living Dining zone • External - Music Studio / Office • Laundry • Split System Reverse Cycle Air-conditioning • Ceiling Fans (to all bedrooms) • 2 Additional Ceiling Fans (in living areas) • Studio/Workshop: • Studio with Rosewood floorboards • Split System Reverse Cycle Air-conditioning • Workshop • Store Room • Double Carport

Granny Flat: • 2 Bedrooms • 1 Bathroom • Kitchen Living Dining zone (opening onto outside deck) • Split System Reverse Cycle Air-conditioning • Rockwool Insulation in walls and ceiling

Additional features: • Deep Bore • 2 Below Ground Septic Tanks • Pool - Salt Water Chlorinated • Solar System - 5kw Inverter (6.6kw of panels) • Evacuated Tube Solar Hot Water • Mini Chook Farm - 50 chickens • Fruit trees - Apricot, several Oranges, Lemon, Tangelo, Almond, Mango, Mulberry, several Stone Fruit and many more. • Outdoor "Bush Loo" • Rainwater - Main tank 110 kilo litres (plumbed to main house) • Rainwater - Additional Beige Tank 23 kilo litres • Rainwater - Bush Fire Tank 10 kilo litres • Emergency Petrol Generator • Auto Reticulation System • Alfresco Entertaining Zone • Double Height "Open Farm Shed" (12 x 6 meters) • Greenhouse (6 x 3 meters) • Block Approx 3.9 ha • Under Roof Approx 343m²