

164 Nettleton Road, Byford, WA 6122

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PROPERTY

Sold House

Tuesday, 20 February 2024

164 Nettleton Road, Byford, WA 6122

Bedrooms: 3

Bathrooms: 2

Parkings: 8

Area: 8 m2

Type: House



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Contact agent

Miles Walton team has the pleasure of presenting for the first time to the market this sprawling pastured and arable, well-credentialed hillside property comprising over 20 acres of rolling land - which comes complete with all the fruit to boot. At this price you'd expect some work to do, but it's all for personal taste as this offering is move-in ready with your dreams in tow. Established and developed over 38 years - there's so much on offer here to the discerning acreage buyer. Rarely do you find a hills property with such a generous undulation without being too steep or rocky. Relish in the various paddocks, dams and year-round pasture for your animals. Located just 2km from the bustling centre of Byford, this could be your true country escape without foregoing the convenience of urban amenities, schools, shopping, restaurants and a variety of main roads plus transport access.

The property: This is one very special rural parcel of hillside land. It's incredibly rare to find such useable space at this elevation, you'll have no trouble making the most of this landscape whatever your preference or pleasure. Accessed via a bitumen sealed driveway from the entrance to the hardstand at the shed, some 470 metres, gentle undulation contours provide great runoff in the winter and feed the two established dams - one at the front, the other at the rear.

The residence: This modest yet impressively spacious 3 bedroom 2 bathroom home commands a lofty position at the peak of the parcel with panoramic views over the land with a northern aspect, and the Perth city skyline framed perfectly on the horizon. The master bedroom captures excellent north-facing views accordingly, what a way to start your day! Complemented by a walk-in dressing robe leading into the private ensuite bathroom - and an accessible dedicated courtyard as well. Divided in two distinct wings, the generous floorplan provides a lounge and dining room adjoining the bedrooms contained in the eastern wing. The western wing comprises the kitchen (more views), meals, family living room and corner bar altogether providing versatility in entertaining guests or separate relaxation. A decked area outside sets the groundwork for a potential extension with alfresco surrounds and with drawings to show the concept, available by request, there's no stopping you from exploring some additions to capitalise on the vistas on offer.

Relax by the tranquil pond while surveying your acres, dreams are made of this.

The great outdoors: There's a large and terrific powered workshop with heaps of hardstand area for parking or storing extra trailers, boat or a caravan. Two additional sheds have been utilised in the past as stables with yards which are still serviceable for said purpose. In addition to the two dams there is also a large 90,000L rainwater tank along with a elevated header tank to store and provide water where you need it most. With so much potential to capture water there is plenty of scope to add-on further facilities where required for paddock irrigation or the likes - and with the bonus of the property being connected to mains scheme water you can use the groundwater resource to establish the landscape. What next!? There's some updating and improvements to be made around the property and residence, but the potential is unquestionable with such excellent bones and the pivotal location with prime grazing land in multitude. Contact the Miles Walton team today by using the 'Email Agent' feature on this webpage, and we will be back in touch to arrange a time to show you your new hillside lifestyle in Byford.