

166 Harvey Road, Warrenup, WA 6330



Sold House

Thursday, 7 March 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 5 m2

Type: House



Lee Stonell

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\$975,000

With a double brick home and 5.03 ha (approximately 12.5 acres) of land for keeping horses, running sheep and raising chooks, this substantial property is a perfect introduction to hobby farming. It's a picturesque holding, zoned General Agriculture, near the end of a no-through-road with established infrastructure and all the advantages of being only 12 minutes' drive from town. The home, near the front of the block, is a double brick building with a fabulous outlook over the land. It occupies a beautiful enclave of lush gardens with water-wise natives and deciduous trees, an orchard of apples, pears, stone fruits and citrus, a chook and duck run, a water feature, veggie gardens, and a grassy playground area for the children. Currently home to horses and a few sheep, the well-drained land slopes gently up to the far boundary and is mostly in good grazing pasture with stands of eucalypts providing shelter. Ample water supplies are from a 45,000-litre rainwater tank supplying the home and a soak and a bore for irrigation and stock water. Built around 1961, the solid home is a comfy family retreat. At its heart is a generous lounge with a wood fire and air conditioning, while the adjacent kitchen overlooking the estate has a dishwasher, gas cooking and wall oven, and a good-sized dining area. Of the four double bedrooms, one boasts an en suite shower room and built-in robe and another has robes and a ceiling fan. Both a bath and walk-in shower are in the main bathroom. Next to the house is a freestanding, Colorbond shed with lighting and storage, and a double-width, high-clearance port at the front for a caravan or boat. At the side is a tack room or workshop with power and lighting. With scope for a diversity of horticulture ventures and space for building more sheds, stables and garages, this is a versatile, attractive country estate offering a highly desirable combination of a tranquil life on the land and easy access to the city, beaches and fishing spots. To discuss your interest in this exciting lifestyle property please contact Lee Stonell on 0409 684 653 or lee@merrifield.com.au today.

What you need to know:

- Hobby farm of 5.03 ha (approximately 12.5 acres), zoned General Agriculture
- Double brick home with Colorbond roof
- Lounge with wood fire and air conditioning
- Kitchen with dishwasher, gas cooking, wall oven
- Dining area
- Main bedroom with en suite shower room and robe
- Three double bedrooms, one with robes
- Bathroom with bath, shower, vanity, toilet
- Freestanding shed and tack room
- Double-width, high-clearance port for boat or caravan
- Good grazing pasture, few mature gums for shelter
- Suitable for horses, sheep, horticulture
- Ample water from rainwater tank, soak and bore
- Chook and duck run
- Lush gardens, orchard
- Only 12 minutes from town
- Council rates \$1,828.00 per annum