

17 Raywood Road, Bouvard, WA 6211

Mandurah

House For Sale

Friday, 26 April 2024

17 Raywood Road, Bouvard, WA 6211

Bedrooms: 5

Bathrooms: 2

Parkings: 8

Area: 282 m2

Type: House



Nadine Bakhuizen

0895819999

Best Offer Over \$1,195,000

Nadine Bakhuizen is honoured to bring 17 Raywood Road, Bouvard to the market. Sitting upon 5.6 acres approx. This magnificent family residence offers the ultimate acreage living. Set in a private location adjacent to Yalgorup National Park, on a battle axe block this property is perfect for those who enjoy the tranquillity of country living while still close to amenities. Step inside this rammed limestone & jarrah style family residence which was designed & built in 1995 by Max Klause. Uniquely built for superior insulation & solar passive design this sprawling, 396sqm under roof, immaculate home with its vaulted timber ceilings, A frame feature & corner windows, Jarrah timber bush poles, stain glass accents, slate tiled floors, multiple living areas featuring a slow combustion fireplace, evaporative air conditioning & solar power is now looking for its new family to enjoy. Featuring 4 extra-large bedrooms, kids' activity area, 2 bathrooms, study/5th Br, lounge, formal dining room, open plan living & meals with a well-equipped kitchen with direct access to outdoor entertaining & an upstairs loft retreat. Upon entry you will notice stain glass insets next to the front door leading to a wide entrance with the spacious lounge to left, a great place to read or relax. The slow combustion fireplace is perfectly positioned next to the formal dining room adding warmth to the whole home. A large master bedroom boasts a huge WIR, ceiling fan, ensuite with shower, single basin, ample storage & sliding door access to the front garden with views of the many fruit trees creating a tranquil sanctuary. In a wing of their own the minor bedrooms are all queen size offering ceiling fans, double door BIR all with lush greenery views & located around an activity area providing plenty room for the family. The large, central main bathroom offers a shower, bath & single vanity & the laundry has its own sliding access to the veranda and a large WIL providing ample storage. The kitchen has a Jarrah natural slab feature bar top counter, island bench, ample cupboards, dishwasher, an extra, extra-large WIP & is positioned to overlook the North West facing, open plan family & meals areas a bright living space accentuated by vaulted timber ceilings, corner windows pulling in light, slate floors, timber feature door frames with stain glass window accents & a jarrah staircase leading to the loft retreat, the perfect hideaway. Stepping outdoors into a space designed to entertain with an undercover patio & reticulated lawns off the bore, which flow on to the apricot, plum, mulberry, orange, lemon, mango, fig fruit trees & tree-lined surrounds. Enjoy the abundance of natural birdlife that inhabit the leafy surrounds. A special place for family & friends to gather. Adding to the value of this pristine, fully fenced acreage, is a 6 x 12m approx. fully powered shed with dual roller door access, its own toilet & 2 basins. An extra wood shed, chicken run & caged veggie garden. Plus a lean-to adding room for the toys. Around the grounds you will also find ample parking, bring your caravan & boat. Rarely do such 5-acre properties come to the market, after nearly 30 years of being loved by its original owners this stunning, craftsman-built home is waiting for new owners to love it. Located just over an hour's drive from Perth, Bouvard promises fishing & crabbing along the Peel Harvey Estuary as well as easy access to 4x4 beaches at White Hills & Timms Thicket. The Lazy Crab tavern is a 2min drive, Dawesville Shopping Centre is 6-minutes away & central Mandurah is less than 30 min away, providing access to schools, community amenities, shopping, public transport & more. To inspect this craftsman-built home please contact Nadine Bakhuizen from Harcourts Mandurah on 0458 345 533 today to arrange a viewing & experience the lifestyle this property has to offer. Features:

- 5.6 acres, battle axe block, built 1995, solar passive design
- Rammed limestone walls known for its strength, fire & moisture resistance
- 396sqm under roof, immaculate residence
- Vaulted timber ceilings, A frame feature windows, a loft retreat
- Jarrah bush poles, Jarrah wood stairs, window & door trim
- Stain glass feature accents & slate tiled floors
- Slow combustion fire place
- Master Br with ensuite & extra-large WIR
- 4 queen-sized brs with double door BIR
- Plus Study/5th Br
- Activity area in kid's wing
- Laundry with extra-large WIL cupboard
- Separate Lounge & formal dining room
- Central kitchen with Jarrah natural slab bar top, island bench, stainless steel appliances, double fridge recess with extra large WIP overlooking North West facing O/plan family /meals
- Outdoor paved alfresco
- 2 Carport with extra hardstand & horse shoe driveway
- 6 x 12 approx. shed with double sliding door, toilet & basin & lean-to
- Wood shed, chicken run & caged veggie patch
- Solar tubular skylight
- 300L Solar hot water system
- Evaporative ducted air con & Ceiling fans
- Solar system, 20 panels
- Bottled Gas
- Bore auto retic
- Wireless NBN
- Fully fenced
- Fruit trees: orange, lemon, fig, mango, plum, apricot, mulberry, olive & tree-lined surrounds

Water rates: \$275.72 approx. Council rates: \$2,300.00 approx. This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquires to verify the information