

171 Canns Road, Bedfordale, WA 6112

THE AGENCY

Sold House

Monday, 14 August 2023

171 Canns Road, Bedfordale, WA 6112

Bedrooms: 3

Bathrooms: 2

Parkings: 8

Area: 3 m2

Type: House



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\$1,550,000

UNDER OFFER BY BEN MATHEWS - 0488 997 018Welcome to 171 Canns Road, Bedfordale - a property and lifestyle that embodies the epitome of elegance, quality and rural charm. Prepare to embark on a journey through a meticulously designed and masterfully built homestead that will leave you awe-inspired. Nestled on an expansive approx. 3.13-hectare (7.7-acre) estate, surrounded by quality rural properties and offering breath-taking views, this architectural gem is a testament to the harmonious blend of nature and craftsmanship.INSIDESTep inside this architectural masterpiece and be greeted by opulence and sophistication. Built in 2000 and just recently freshly painted inside and out, the homestead spans an impressive 227 square meters of internal living space connecting with the 120 square meters of undercover wrap around decked balcony/alfresco, designed to capture the essence of the surrounding landscape while providing unparalleled comfort and style. The open plan living area boasts soaring ceilings, creating an atmosphere of grandeur and space. The large quality kitchen, featuring granite bench-tops, serves as the heart of the home - a space where culinary creations come to life. Three double bedrooms, each with robes and ceiling fans, offer a haven of tranquillity and relaxation. The master bedroom, complete with an ensuite featuring a spa bath, provides a sanctuary for ultimate rejuvenation. An additional bathroom with a separate WC ensures convenience for both residents and guests. As you wander through the homestead, you'll discover an array of captivating features. From the little things like the awesome underground cellar plus the attention to detail throughout which is evident in every corner, with high-quality finishes and thoughtful design elements. The living area is bathed in natural light, courtesy of large windows that frame the breath-taking views of the surrounding countryside and vineyard. The seamless flow between indoor and outdoor spaces is enhanced by the aforementioned connected expansive timber decking, offering the perfect setting for entertaining guests or simply unwinding in the peaceful ambiance. The residence has the added benefit of a brand newly installed LG air conditioning system that is reverse cycle and ducted throughout the home that has a 5 year warranty - creating a comfortable temperature all year round. OUTSIDESTepping outside, you'll discover a haven for outdoor entertainment and relaxation. You have that massive timber decked wrap around alfresco/balcony that beckons you to embrace the fresh air and picturesque views. This zone features an outdoor kitchen and electric blinds, seamlessly combining functionality and style. Whether hosting gatherings or enjoying alfresco dining, this space is perfect for creating lasting memories. The property's expansive grounds, with their lush gardens and lawns, offer endless possibilities for outdoor activities, picnics, stargazing and catering for future functions. The beauty of the outdoors extends beyond the immediate vicinity of the homestead. Explore the sprawling estate and discover the wonders it holds. Stroll along meandering pathways, breathing in the scents of native flora including gorgeous wildflowers and soaking in the serenity of the surroundings. Find solace in the peacefulness that only a rural property can provide, and let your imagination run wild with the possibilities for outdoor recreation and relaxation. *The large shed/workshop also has the added benefit of 3 phase power. VINEYARDAs you explore the estate, you'll encounter the vineyards featuring cabernet and shiraz grapes, the pride and joy of 'Rocksgate Winery.' These well-established vines, with their rich history, stand as a testament to the potential that lies within the property. While they may require nurturing and care, they offer the possibility of reviving the winemaking legacy and creating your own label. Imagine tending to the vines, harvesting the grapes, and crafting your own distinctive vintages—a truly extraordinary opportunity for the discerning connoisseur.WINE HOUSE/CELLAR DOORAdding to the allure of this property is the wine house/cellar door. Complete with a kitchen, WC, and outdoor pizza oven, this space presents additional accommodation possibilities. Transform it into a charming guest retreat or explore the potential of creating a separate dwelling. Options for a 2-bedroom, 2-bathroom conversion provide further flexibility, allowing you to tailor the space to your specific needs. The wine house holds within it the echoes of 'Rocksgate Winery Cellar Door.' Imagine the possibility of creating your own Tuscan style functions using the vineyard and the cellar door function area for weddings, birthdays etc. Create your own private cellar, complete with a tasting room where you can savour the fruits of your labour. The charm and character of the wine house offers a unique opportunity to delve into the world of viticulture and relish the art of winemaking and it also currently holds a food license - which can be explained in further detail upon request.ADDITIONAL INFORMATION - 6.6kw solar PV system.- 37,500 gallons of rain water tanks.- Electric gate entrance & bitumen driveway to 12 x 7m three phase powered shed.- 220 gallons/hr bore servicing reticulation.-The bore water has recently been tested by a professional and is excellent quality - being drinkable. - The rain water tanks feed the house and have also recently been serviced and cleaned - there is an oversupply to the house and even at the end of summer the seller says there is plenty of water remaining. - Water rates are non-existent as the

property is self-sufficient with water.- Council annual rates are circa \$2557.07.- The septic tank is located in between the olive trees. IS THERE A FLOOR PLAN?Yes there is a professional brand new, current floor plan on the images of the ad. Please see the images for the detail and feel free to request a copy emailed to you for higher resolution if you wish.WHAT TO DO NEXTWords alone cannot do justice to the magnificence of 171 Canns Road, Bedfordale. Seeing is believing, and we invite you to witness the extraordinary blend of quality, natural beauty, and rural charm that awaits you. Prepare to be captivated by a property that transcends your wildest dreams and elevates your lifestyle to new heights. Whether you are seeking a secluded retreat, a place to pursue your winemaking passions, or simply a luxurious home in a serene environment, 171 Canns Road offers an unparalleled opportunity to create the life you've always dreamed of. Don't miss your chance to own this extraordinary piece of paradise.Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.