

175 Smuts Road, Kendenup, WA 6323

 ALBANY PRESTIGE REALTY

Lifestyle For Sale

Tuesday, 28 May 2024

175 Smuts Road, Kendenup, WA 6323

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1 m2

Type: Lifestyle



Lynn Heppell
0428531015

OFFERS ABOVE \$499,000

Set back from the road and nestled among an array of deciduous and fruit trees, this property offers a serene and picturesque retreat on a manageable 1.21 hectares (3 acres). This charming home is designed with family living in mind and boasts a blend of country charm and modern conveniences. Property Highlights:

- **Spacious Open Plan Living:** The downstairs area features a generous open plan kitchen, dining and living space, perfect for family gatherings and entertaining. The open plan area extends to a front veranda and a carport, ideal for alfresco dining and relaxation.
- **Stylish Kitchen:** The modern kitchen is equipped with granite benchtops, a dishwasher, an island bench with electric cooking and ample storage, making it a chef's delight.
- **Comfortable Year-Round:** A wood heater warms the living area in winter, with its flu heating the upper level, while a reverse cycle air conditioner keeps the home cool in summer.
- **Parents' Retreat:** Upstairs, you'll find a luxurious master suite with a cathedral ceiling, ample space for a sitting area or study, and direct access to the balcony. The master bedroom includes a walk-in robe with a powder room and is adjacent to another bedroom, perfect for a nursery.
- **Outdoor Entertaining:** Enjoy outdoor living with a grassed entertaining area complete with a pergola, perfect for BBQs and lawn games like Bocce.
- **Large Workshop:** A spacious workshop (approx. 4.8m x 15m) with a roller door entry, concrete floor, power, and a mezzanine level (approx. 4.8m x 5m) offers plenty of space for projects and storage.
- **Ample Water Supply:** The property is equipped with a large 100,000-litre water tank, ensuring a reliable water supply.
- **Well-Fenced Paddock:** Suitable for a variety of livestock, the well-fenced paddock provides additional versatility to this rural haven.

With wonderful views of the surrounding landscape, this property provides a tranquil and idyllic backdrop for everyday living. Whether you are raising a family or seeking a peaceful retirement, this property offers something for everyone.