

178 Johnston Road, Jalbarragup, WA 6275



Sold House

Wednesday, 20 March 2024

178 Johnston Road, Jalbarragup, WA 6275

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2 m2

Type: House



Guy Zinicola
0411222773

Contact agent

Being Sold By Expressions of Interest. All offers will be presented no later than Tuesday the 9th of April. All inspections are by appointment. Do you feel the need to tread lightly on the earth and reduce your carbon footprint? Here is your opportunity to bring that ideal to fruition. Featuring a 12kW solar array with 32kWh of battery storage you will never receive another power bill. Also, a 56,000-litre rainwater tank plumbed into the house means you will never have to pay another water bill either. This off-grid hideaway backs onto the Blackwood River and provides habitat to endangered cockatoos and many species of forest birds and rare native plants. You will be impressed by this distinctive artisan style house with exposed timber beams on vaulted ceilings, double brick walls, feature Jarrah doors and window frames and terracotta tiles throughout most of the interior. The first thing you will notice is the multi-level design and the well-executed floor plan. The spacious kitchen flows into the large dining area and steps down into a living room. Recent upgrades include premium appliances including a 900mm Glem bi energy cooker, and hand-crafted she oak wall shelves adding to the unique character of the home. It has breathtaking views towards the Blackwood River and forested hinterland. The wide front entrance with beautiful feature double doors is a statement in elegance and good design. The master bedroom steps down from the wide entry to an appealing space. It has an ensuite, RC air conditioner and mirror fronted BIRs. Another bedroom is currently being used as a home office. Another step-down leads to the 6m x 7m studio which is currently used as a sewing room or could be set up as a large bedroom, games room or theatre space. Two more queen size bedrooms create a well-defined separate wing which would suit guests or teenagers needing their own space. The family bathroom with claw bath and shower plus the laundry are in this private wing. The garden on two sides of the house has terraces with native plants. Directly outside the kitchen/dining is a newly landscaped native garden and raised vegetable garden. An orchard planted in 2021 has an assortment of young avocado and stone fruit trees. The gardens and the orchard are irrigated by water from the bore. There is a spring fed dam on the south side of the property which provides another water source if required. In 2022 a 12m x 6m powered shed with remote control roller door was built with rear access to the main house. This structure includes a 2-car garage, scullery and shelved storeroom. The new crushed concrete driveway to the shed completes the upgrade. (In addition, there is a powered machinery shed and a smaller powered workshop). A 100 litre pressure tank and 2 particulate filters provide high-quality drinking water. A new solar hot-water service has also been installed. The property perimeter has new fencing and 4 double gates/4 personal gates installed. The buyer is aware that the sunken games room closest to the main bedroom has been displayed with virtual furniture. For more information call Guy Zinicola on 0411 222 773.