

19 Padbury Road, Dardanup West, WA 6236



Acreage For Sale

Wednesday, 29 May 2024

19 Padbury Road, Dardanup West, WA 6236

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2 m2

Type: Acreage



Simon Bushell

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Offers Over \$889,000

Welcome to your own slice of rural paradise! Nestled on a sprawling circa 5-acre lifestyle block, this 2002 constructed, 4 bedroom, 2 bathroom residence offers the perfect blend of comfort, convenience, and country living. This expansive home boasts large open plan living complete with a kitchen/meals/family area which seamlessly extends from the front verandah through to the large rear patio. The additional formal lounge which could also be used as a kids play room or home office, ensures there is ample space for the whole family to spread out and relax. Refreshed with freshly painted walls and new floor coverings, you can move straight in and enjoy the rural lifestyle this property boasts. Entertain friends and family in style with a rear patio, perfect for hosting barbecues or simply unwinding after a long day. Enjoy a cup of coffee on the front verandah enjoying the outlook to the beautiful natural gums. Ducted evaporative air conditioning throughout coupled with the split system A/C in the formal lounge and a ceiling fan in the open plan living space ensures that you remain cool in summer and the centrally located wood fireplace will keep the family warm even on the coldest of winters nights. The double carport ensures that even on the wettest of days, you'll remain dry with uninterrupted undercover access provided by the charming front verandah, leading from the front door to your car. Embrace the hobby farm lifestyle with veggie gardens, herb gardens and even a chook pen. Send the kids out in the morning to collect the eggs and pick some fresh vegetables before dinner every night. For those with a passion for hobbies or tinkering, a 9m x 6m workshop awaits, providing a dedicated space to let your creativity flow. The deep bore provides irrigation for the surrounding lawns and ensures that there is water supply for stock troughs. Energy costs are offset by the 6.6 kW solar power system with 5kW inverter. Additional noteworthy features include:

- Well fenced paddocks will delight those seeking the accompaniment of some sheep, cows or horses
- Hardwired CCTV system
- Whole house 3 stage filtration system
- New constant flow hot water system
- 3 access points to the front paddock along with direct access to the horse riding trail
- Powered garden shed

Dardanup West is the perfect location for growing families with local public and private primary schools, daycare centre, bakery, post office and general store located within the Dardanup townsite. Secondary schools are accessible via school bus services which run into the Bunbury CBD located circa 12km away. Experience the ultimate rural lifestyle without sacrificing modern conveniences. Don't miss your chance to make this enchanting property your own, contact exclusive listing agent Simon Bushell on 0411 929 198 today! Council Rates approx. \$2,800.00