

191 Crystal Brook Road, Wattle Grove, WA 6107



Acreage For Sale

Wednesday, 8 May 2024

191 Crystal Brook Road, Wattle Grove, WA 6107

Bedrooms: 6

Bathrooms: 3

Parkings: 13

Area: 1 m2

Type: Acreage



Fraser Williams

0439092248

Expressions of Interest

Showcasing the rarest of rare, an auditorium of 360-degree views is offered from a level and peaceful 2.5+ acre oasis of rural living for the life stylers or hobby farmers alike. This extraordinary and grand property awaits the custodianship of a very special owner. Taking advantage of its prized Crystal Brook Road locale and solar passive north orientation, this extensively and intelligently renovated voluminous residence offers an impeccably curated aesthetic fit-out, complemented by resort-style alfresco amenities. The considered renovations have effortlessly elevated the luxury and liveability of this as-new, six-bedroom, contemporary entertainer. Privately and securely set behind automated gates, this property's grandness impresses from the moment you drive over the entry threshold. The custom crafted double storey home is set down a long driveway providing access to the entry foyer that is centred with an elegant timber open staircase. Living and leisure amenities abound with flowing, year-round, expansive formal and informal living spaces on both levels, home office, dedicated children's study, games room and two contemporary kitchens - all adequately supporting the six bedrooms and three luxe bathrooms (6th bedroom currently used as a home gym). The showstopping first floor kitchen features stunning ultra-white stone benchtops with breakfast table, high end soft drawer cabinetry, double Siemens ovens, Siemens induction cooktop and Fisher & Paykel Double DishDraw dishwasher. Ground floor amenities include an outstanding second kitchen and butler's pantry (not in photo selection) providing the very best of multi-generational living opportunities, or teen retreat. Concertina glass doors lead out from the games room/kitchen to a covered all season alfresco with automated blinds. Perfectly placed windows throughout the residence gracefully unite the internal with the surrounding hills and warm natural sunlight. Designer lighting provides the atmosphere while climate control is via reverse cycle air-conditioning. The fully fenced acreage provides so many hard-to-find lifestyle attributes, including the resort-like below ground swimming pool, complete with giant enclosed pool area providing endless summer fun and relaxation, and an abundance of lawns and space for children and pets to explore, play and escape into imagination. With approximately 110 sqm of under roof vehicle storage, including a workshop, there is also a hard stand offered via a second entry at the front of the property - perfect for easy entry/exit of a caravan or boat. Plus, being a level lot, every inch of land can be used for something! Additional luxuries and attributes include a free-standing bathtub, lavish and private north facing upper-level master suite, rooftop solar system and reticulated grounds. Wattle Grove is the envy of the Perth metropolitan area for access to quality academic public and private schools. The high demand schools in close proximity to 191 Crystal Brook Road include Wattle Grove Primary School, St Brigid's College and Mazenod College. Public transport is easily accessible via a bus stop close by on Crystal Brook Road, providing connection to local schools and St Georges Terrace, Perth. This acreage boasts two frontages with the main entry via Crystal Brook Road, and additional access via the super quiet cul-de-sac, Crystal Place, offering easy accessibility to the two rear one-acre (approx.) paddocks. If you are equestrian minded, livestock can be kept on this property subject to approval of the local council. This property was historically a much-cherished orange orchard. It now includes not only oranges, but also grapefruit, lemons and mangoes. An expansive bird aviary provides endless song and bird chatter and, along with the parkland feel, creates the getaway oasis dream. Being far enough away but close enough to the Perth CBD (approx. 18.7km) and airport (approx. 13km), this is the lifestyle that most people dream of, and it is waiting for you! Please contact Fraser Williams on 0439 092 248 to organise a private viewing. NOTES: • Buyers are to complete their own due diligence regarding future subdivision potential / housing of livestock and can discuss this with the City of Kalamunda on (08) 9257 9999. • Additional research regarding future subdivision potential can be obtained at the following link: <https://www.kalamunda.wa.gov.au/building-development/planning/strategies/local-housing-strategy> (Section 9.2, pages 35-38.) DISCLAIMER: All information is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information included in the attached documents. Bloom Real Estate WA accepts no responsibility for the results of any actions taken or reliance placed upon any attached documents by a client.