

# 2 Leschenaultia Circle, Donnybrook, WA 6239



## House For Sale

Tuesday, 9 April 2024

2 Leschenaultia Circle, Donnybrook, WA 6239

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 3020 m2

Type: House



Tony Roelofsen

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## Contact Agent

HOME OPEN IS CANCELLED! Welcome home to the prestigious, private and exclusive Meldene Estate that has a wonderful rural feel but with the bonus of local town (scheme) water. A great opportunity has arisen to secure this beautifully presented, spacious 4 bedroom, 2 bathroom double brick home with bonus separate study, plus a separate craft/activity room that could also be a 5th bedroom on a beautifully kept corner block just minutes from Donnybrook town centre and close to the Donnybrook Country Club with its own golf course. All set on one of the biggest blocks in the whole estate on a whopping 3,020m<sup>2</sup>, nearly 3/4 acre ranch style corner block with multiple access points. The powered mancave/workshop is an absolute ripper of a colorbond shed being a huge 9m deep by 12m wide and also 4m high with a PA door and triple roller doors and even its own double gated access and has a large extra concrete hardstand area alongside the shed ideal as a washdown bay or for storage of your boat or caravan. Owner will even throw in the pallet racking and workbench for good measure and maybe even the ride on mower at the right price. If this 108m<sup>2</sup> powered shed is not enough for you, there is also another 6m x 5m powered shed with roller door and with gated side access and its own driveway set on the other side of the house, plus a remote double garage with house entry and with roller door thru access to the patio and yard as well. The yard has been beautifully designed and kept with easy auto reticulation off the 30 metre deep bore to the entire property that includes your own raised vegie boxes. The house itself is beautifully presented and features ceiling fans and built-in robes to all bedrooms, with the master bedroom having spacious his and hers walk in robes, reverse cycle air conditioning and an ensuite bathroom with a separate toilet/powder room. There is also a semi-ensuite bathroom to the 2nd bedroom ideal for teenager or guests. Living areas are spacious and include a separate French doored front lounge and central open plan kitchen/meals/family/games areas with a wood fire and reverse cycle air conditioning. The kitchen has a ripper pyrolytic double oven, dishwasher, gas hotplates, rangehood and pantry, but also has walk through access through to a separate scullery which is its own large entire room which also has another large pantry and comes complete with extra bench space and loads of extra cupboard space. Perfect for all year round outdoor entertaining with access off your living areas is a brilliant and private semi-enclosed gabled patio area. This property is a credit to the owners and has everything that you could want including 5 kw power and 22 solar panels on the roof. Move out to the fresh air and a property with a rural lifestyle feel, but with all the amenities of city living and just minutes away from a town that has its own cafes, IGA supermarket, Country Club, schools and 24 hour hospital. Call Tony Roelofsen on 0438 026 611

**FEATURES**

- 4 bedroom, 2 bathroom double brick home with separate study and separate craft/activity room/5th bedroom.
- 3,020m<sup>2</sup> (nearly 3/4 acre) corner block on town (scheme water).
- 9m deep x 12m wide x 4m high – 108m<sup>2</sup> powered shed with triple roller door, PA door and its own separate double gated access.
- Separate large concrete hardstand area – ideal boat/caravan washdown bay.
- Extra 6m x 5m powered roller door shed with gated driveway side access.
- Remote double garage with house entry and roller door thru access.
- Auto retic off bore (30m deep) to entire property that includes vegie boxes.
- Built-in robes and ceiling fans to all bedrooms.
- Master bedroom with his and hers walk-in robes, r/c air con and ensuite with separate toilet/powder room.
- Large central open plan living areas with wood fire and r/c air con.
- Attractive kitchen with pyrolytic double oven, dishwasher, gas hotplates, rangehood and pantry.
- Separate large scullery room with large pantry, extra bench space, extra cupboard space.
- Semi-enclosed private gabled patio area.
- 5KW power, 22 solar panels.
- Close to town centre, Country Club (golf course).

Call Tony Roelofsen on 0438 026 611. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this material. Licensee: Barr and Standley Pty Ltd ABN 55 651 170 731