

20 Avoca Retreat, North Dandalup, WA 6207

ACTON

belle
PROPERTY

Sold Acreage

Saturday, 17 February 2024

20 Avoca Retreat, North Dandalup, WA 6207

Bedrooms: 3

Bathrooms: 1

Area: 1 m2

Type: Acreage



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Contact agent

3 Acres in the heart of North Dandalup - the booming rural lifestyle location that takes out the top spot on every upsizer's wish list, and there's no mistaking why..You'd love a big lifestyle block, you need to help your family escape suburbia, being within earshot of the neighbours is wearing thin.A couple of acres or three is just the ticket to a harmonious life, and believe me - here we've got the perfect ingredients.Where do you live while you build? We know building takes a few years...How can you live the acreage lifestyle now - without the wait for new land releases, because when it comes to the right block in the right location - they're not making any more of them... There's nowhere to rent in the meantime, so what's the solution?Here at 20 Avoca Retreat North Dandalup - your problems are solved.Comprising approximately 3 acres of special rural splendour - and a 3 bedroom 1 bathroom ancillary brick dwelling, it's here you'll discover your idyllic ticket to a modestly comfortable home for now, and a wealth of opportunity for the future.Complete with a fully equipped kitchen and open-planned living/dining space, this over-insulated abode has everything you need to make memories on the land, and is the perfect home to call your castle - until your dream castle is built.Constructed internally using insulated panels, within a sturdy industrial-grade workshop building - you'll be safe as houses, whatever mother nature throws at the outside. Running an environmentally efficient household is equally essential and here you can keep the bills to minimum with little more than the rates to pay - with an Aquarius septic system installed, and a brand new solar system featuring 15 x 440W Risen panels producing up to 6.6kW with a 5kW hybrid inverter which is battery ready.2 generous secondary bedrooms lead off from the central hallway, with the Master bedroom contained at the opposite end, separated by a bathroom with bath tub, shower, and an added bonus - being that this bathroom is cleverly completely portable - and could easily be shifted around and used as a coolroom or storeroom within the workshop once the main home is completed.The brick and industrial steel construction of this building is serious. A future workshop for the most fastidious shed lovers, with i-beams to take on the heaviest lifting, this is no kit camper. Try and replace this today and you're up for the big bucks.The Great Outdoors:The fencing is impeccable with separated paddocks to the rear and a brilliant groundwater resource from the bore, there's even a license for the livestock and a PIC number - it's a proper suburban hobby farm.A lean-to with raised deck on the eastern side of the abode is the perfect place to shelter from the sun and look out over the acres, or the majestic Darling Ranges as a backdrop for intimate entertaining.Cleared for future improvements, you'll find the hard work's already been done outdoors. Footings are poured for the new residence, and a separate detached games room has been taken to subfloor and frame level awaiting some roofing and cladding.The Important Stuff:The current owners had plans drawn, prepared and submitted - plus contour surveys. You'll need to re-submit or create your own, but the bulk of the hard work's been done, even the footings for a brand new home! Enquire for further information and make this dream lifestyle a reality today.Also included in the deal for one lucky family - a 2021 Brumby EREL04 tractor loader, with a 3 foot 450cc slasher attachment, forks and bucket. You'll also avail of a 20ft sea container for added storage spaceThis package couldn't be neater or more jam-packed with value, for those who can't wait to get out of the urban imposition.Go on, get out on the land and enjoy the fresh air, some space surrounding you and the family, and take up the Australian dream of having your very own acreage within 15 minutes of Mandurah CBD.Contact the Miles Walton team immediately by hitting the Contact Agent feature of this webpage, and we will be in touch to arrange a suitable time to show you your new lifestyle in North Dandalup.