

# 20 Leyburn Retreat, Gidgegannup, WA 6083



## Sold House

Saturday, 23 September 2023

20 Leyburn Retreat, Gidgegannup, WA 6083

Bedrooms: 7

Bathrooms: 4

Parkings: 11

Area: 3 m2

Type: House

**\$1,750,000**

Located only 5 minutes drive from the Gidgegannup township in a whisper-quiet cul de sac location, this spectacular property is bound to take your breath away. Boasting a stunning bespoke residence with an adjoining granny flat and a host of infrastructure that would cater for a variety of pursuits including a massive shed with self-contained accommodation, this pretty package is very special indeed. Add in picturesque views over a massive spring fed dam and stunning established native flora and this is undoubtedly one of the finest properties to be found in the Perth Hills. Whether you are looking for a perfectly private country retreat or wishing to combine an idyllic lifestyle with the option to re-establish the previous aquaculture business or to generate an income courtesy of short stay caravan accommodation the choice is yours!

**The property:** Stunning 8.5 acre land holding with established natural bush and 2 paddocks for stock Fully fenced perimeter and gated entrance with reconstituted bitumen driveway Massive and picturesque dam (nearly 2 acres in area when full) with gazebo for entertaining Second winter spring-fed dam with winter creek adjoining the main dam (Both dams are filled with Silver Perch, Marron & Yabbies) 4 caravan bays with power and water Ample extra parking and vehicular access Adjoining bridle paths or walking trails

**The residence:** Stunning bespoke residence with breathtaking water views Solar passive design and double insulated roof/ceiling Main residence with 4 bedrooms and 2 bathrooms Adjoining granny flat with living area, kitchenette, bedroom and bathroom with spa bath Bamboo flooring, over-sized rooms and soaring ceilings Chefs kitchen with granite bench tops, walk in pantry, servery and Belling range cooker Huge master suite with his/hers robes and ensuite with separate toilet Open plan family and dining room with split system a/c and slow combustion fire Over-sized minor bedrooms with built in robe storage Massive enclosed spa room with solar/electric heated swim spa, sauna and al fresco area Outdoor fully enclosed kitchen with granite bench, sink, servery and 5 burner gas cooktop Solar hot water and 6.6kW solar PV system

**On offer outside:** Automatic, reticulated lawns and gardens Stacks of fruit trees including mangoes, pears, apricot, avocado, grapes and citrus Five rainwater tanks-106,000L, 2 x 23,000L, 2 x 6,000L plus 1 smaller tank Large chook yard and hay shed Partially disassembled aquaculture pond which could be reinstated

**The infrastructure:** 240sqm insulated shed with quality self-contained 2 bedroom accommodation 380sqm fully insulated and powered shed previously used for aquaculture Separate electrical sub-meter and concrete flooring Plenty of space for vehicle parking and large access doors for vehicles/machinery

With so much on offer, this property must be viewed to be fully appreciated. Sure to appeal to the discerning buyer, "The Ultimate Package" is one of a kind! For more information or to arrange to view please contact **KERRIE-LEE MARRAPODI - 0415 472 838**

**Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.