

211 Gardincourt Drive, Henty, WA 6236



Lifestyle For Sale

Wednesday, 3 April 2024

211 Gardincourt Drive, Henty, WA 6236

Bedrooms: 5

Bathrooms: 3

Area: 27 m2

Type: Lifestyle



Simon Bushell

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Offers in the \$2m's

Situated on circa 70 sprawling acres in the picturesque Ferguson Valley region, this rural sanctuary epitomizes the essence of peaceful countryside living. The main residence, thoughtfully designed with 2 bedrooms and 2 bathrooms, welcomes you with its inviting wrap-around verandahs, providing the perfect spot to soak in the sweeping valley and coastal panoramas. Inside, the interior exudes warmth and sophistication, with high-end finishes adorning every corner and soaring raked ceilings adding an airy ambiance to the living spaces. The main bedroom features its own private ensuite, whilst the second bathroom also doubles as a laundry/mudroom, perfect for washing off after completing the yard work or feeding your future livestock. Comfort is provided year-round with the ducted reverse cycle air-conditioning coupled with the warmth of the Jarrahdale log burner even the coolest of winters nights won't be of any concern. Adjacent to the main dwelling, a charming 3-bedroom, 1-bathroom second residence offers additional accommodation options, ideal for extended family members or guests. The residence also features raked ceilings and a split system air-conditioner. Two interconnected 100,000L Colourbond rainwater tanks with a water filtration and UV sanitation system provide ample water to both dwellings, ensuring a reliable and sustainable water supply year-round. The property's functionality is further enhanced by the presence of a substantial 20m x 7m, 5-bay workshop/machinery shed with remote control powered roller doors. With the addition of a 6.6KW grid connected solar power system to offset energy costs, this versatile space is well-equipped to accommodate a range of pursuits, from hobby farming to tinkering on projects. Protection from unexpected power outages is also provided from the generator inlet socket located in the workshop. Surrounding the main improvements is a fully fenced and enclosed yard, with a mixture of ringlock and wire mesh fencing, which is perfect for those furry family members and even some piece of mind that the kids will be safe. Nature enthusiasts will delight in the three dams scattered across the landscape along with two separate creek lines which flow year-round, one of which feeds one of the dams, provide not only a water source for irrigation and agricultural endeavours but also creating tranquil settings for relaxation and recreation. The main dam features a solar pump which automatically transfers water to the 23,000L storage tank for reticulation. The property, along with either side of the driveway is enveloped by quality fencing, offering security and peace of mind while maintaining the integrity of the rural landscape. The steel framed stock yard situated at the entrance to the property is the perfect solution for bringing livestock to and from the property. The Ferguson Valley is highly regarded as a hidden gem of the South West with so much to offer. An abundance of local wineries, breweries and restaurants with the property located directly adjacent to Willow Bridge Estate – a 450 acre property with over 150 acres of vineyards which has been producing quality wines for over 2 decades. Wellington Dam with the world's largest dam wall mural along with numerous day trip/camping spots, Honeymoon Pool, Potters Gorge and the Wellington Dam Legacy Forrest to name a few. Gnomesville – a village of little garden gnomes hiding away in Wellington Mill with walking paths surrounded by natural forest and a seasonal creek line. Mountain biking enthusiasts will embrace the expansive MT Lennard mountain bike trails. The property is ideally located a short 21km or 30 minutes from the Bunbury CBD and 160Km or 2 hours and 13 minutes from the Perth CBD making it the perfect location for a holiday weekender or place of residence for an executive looking to escape the hustle and bustle of the Perth CBD whilst still being within a circa 2 hour radius. The construction of the future Bunbury Outer Ring Road will further shorten the drive time and link the property to Perth/Mandurah to the north and Busselton/Margaret River to the south. Whether you aspire to embrace a self-sufficient lifestyle, cultivate your own hobby farm, or simply retreat to the serenity of rural living, this property presents an unparalleled opportunity to realize your dreams. With its blend of luxurious comfort, functional amenities, and breathtaking natural surroundings, this Ferguson Valley gem beckons those seeking a harmonious connection to the land and a refuge from the bustle of modern life. To secure this slice of paradise, get in touch with exclusive listing agent – Simon Bushell today on 0411 929 198.