

**211 Padbury Avenue, Millendon, WA 6056**



**House For Sale**

Wednesday, 12 June 2024

211 Padbury Avenue, Millendon, WA 6056

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 23**

**Area: 3 m2**

**Type: House**



Nada Banovic-Edwards

0893441322

**From \$2,550,000**

Any Astute buyer would understand the importance of location, size of land and a water license. This Millendon property offers 8 acres of endless opportunity. So broaden your horizon and create a lifestyle with the ability to generate an income or finally enough space to enjoy your hobby. Make your dream a reality! This home was cleverly crafted to accommodate the needs of every family member, offering comfort and convenience in unparalleled measure. Whether it is multigenerational living you are seeking, room for short or long term visitors to stay or space just to escape, you have been catered for. A beautiful example of bespoke contemporary design, step inside the 5 bedroom, 4 bathroom residence and make yourself at home. The property commands your attention for all the right reasons, from its beautiful finishings to the meticulously designed floor plan that ensures light illuminates every room from every angle. There is no shortage of space for relaxation or entertainment. The stylishly appointed kitchen flows onto the alfresco area, which overlooks the expansive estate and sparkling pool. It is perfect for indoor-outdoor entertaining. In addition to this stunning home, this property's true value lies in the potential surrounding it. Currently set up for the equestrian or thoroughbred racing enthusiast, this Millendon property boasts an American barn-style stable complex, feed shed, horse track, and meticulously reticulated paddocks sourced from its own licensed bore. The discerning equestrian competitor will undoubtedly appreciate the first-class facilities, while ample shed space caters to storage and the pursuit of hobbies. But don't be deterred if your passion or business is not equestrian. Options are available to create your dream or business. The canvas is yours to create! The workshop offers an abundance of space for projects and equipment storage alike, ideal for work and play or those with more space-intensive hobbies. For the entrepreneur, an ability to generate an income. With both front and rear strong frontages, capitalise on its unique positioning, or simply relish the privacy and flexibility this property affords, is yours.

**Features:**

- HOME
- Recent extensive renovations with exquisite finishings
- Bespoke 5 bedroom, 4 bathroom residence on an 8-acre parcel of land.
- Stylishly renovated kitchen with alfresco area
- Separate dining and living rooms.
- Master bedroom, gorgeous ensuite, vaulted ceilings and large WIR
- All minor bedrooms with BIR
- This multi generational home offers a separate wing with private access and parking (includes kitchen/bathroom/lounge/courtyard)
- Laundry with shower, separate toilet and lots of storage
- 35 Solar panels

**PROPERTY**

- Farm to plate lifestyle
- Magnificent salt water pool
- 3 car garage plus endless options for additional parking
- Storeroom - no shortage of storage
- Air Conditioning - Ducted reverse cycle- 3 Commercial units - 3 zones
- Double electric gates
- Reticulated paddocks with licensed bore.
- Enormous shed, stables, arena, and 500m track.
- New horse rail & equine fence mesh
- Irrigated horse area with mirrors
- Stables (15m x 12m)- Dutch doors & galvanised yards, tack room, feed & wash bays
- Shed (20m x 9m) - Five bays (includes 2 with roller doors and mezzanine, 2 with 2 x stables & yards, 1 with drive through truck bay)
- Dual road frontage

Superbly situated amongst the vineyards of Western Australia's wineries, this exceptional property is located just moments from the Swan Valley's main tourist attractions, two primary schools, a selection of both private and public secondary schools. While only approximately 26km from Perth CBD and 18km from Perth Airport. Offering easy access to shopping in Midland, Ellenbrook, and Guildford, as well as the esteemed State Equestrian Centre, this property offers unrivalled convenience in a truly tranquil location.

**CONTACT NADA** on 0408 285 468 to discuss further options, viewing times and for property address.

**Disclaimer:** Although every effort has been taken to ensure the information provided for this property is deemed to be correct and accurate at the time of writing it cannot be guaranteed, reference to a school does not guarantee availability of that particular school, distances are estimated using Google maps. Buyers are advised to make their own enquiries as to the accuracy of this information. Buyers are advised to contact WA Planning Commission and local council to complete their investigations.