

**23 San Simeon Way, West Pinjarra, WA 6208**



**Acreage For Sale**

Tuesday, 30 April 2024

23 San Simeon Way, West Pinjarra, WA 6208

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 1 m2**

**Type: Acreage**



Joe Bryant  
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## From \$1,100,000

Discover the ultimate rural retreat in this immaculately presented 4-bedroom, 2-bathroom brick and iron home, set on a manicured 1-hectare (2.5 acres) property. Perfectly designed for horse lovers, this residence features walk-in walk-out stables, 4 spacious paddocks, and quality fencing throughout. Enjoy sustainable living with solar panels providing cheap power, while the large patio with an outdoor toilet is ideal for entertaining guests. Cool off during hot summers in the below-ground swimming pool, or tinker away in the 12m x 6m workshop/man cave and additional 6m x 6m shed. For extended family or guests, the property boasts a granny flat, offering privacy and comfort. Located in a tranquil setting yet close to amenities, this property offers the perfect blend of country living and modern convenience. Don't miss your chance to own this slice of paradise! \*3.5kw solar system.\*Main shed is 12m x 6m with a 6m x 3m mezzanine.\*6m x 6m unpowered shed with woodshed off the back.\*Granny flat off the shed is 6m x 3m.\*Outdoor toilet connected to the septic system.\*Licensed bore. Very clean water.\*Approved equestrian management plan.\*Large 4m x 6.5 m undercover walk-in walk-out stables by Parker Fabrication.\*Fenced arena.\*4 paddocks with horse safe fencing and are electrified.\*Property is all reticulated from the bore.\*Filtrex septic system. This is maintenance free.\*Aquatechnics pool 7m x 3.5m. Installed April 2020.\*Lockable chook pen with a fenced day yard.\*Fenced backyard.