

25 Bouvard Drive, Bouvard, WA 6211

ACTON

belle
PROPERTY

House For Sale

Tuesday, 21 May 2024

25 Bouvard Drive, Bouvard, WA 6211

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 2 m2

Type: House



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Mid \$1 Million's

Team Miles from Acton Belle property welcome you to discover the ultimate retreat in this outstanding home. Words simply do not do this spectacular property justice and you simply must come and see this unique property, that will be a treasured place for your family for generations. **THE RESIDENCE:**The family home is situated on 5 beautiful acres in a secluded location, offering you complete privacy. Set in an elevated position allows for enchanting views over the Tree tops and Valley to the estuary and Darling Ranges beyond as well as attractive views across your own lush gardens to the full-size tennis court. Every moment you spend at this property provides a sense of tranquility and connection to nature. The journey begins from the winding driveway through the native gardens, opening up to a large bituminized parking area, thoughtfully constructed to provide easy access to your home. Constructed in 1990 and lovingly cared for and recently updated, this magnificent home features 3 spacious bedrooms, Plus a playroom that was originally the 4th bedroom and two contemporary bathrooms, providing plenty of room for family life and entertaining guests. The master wing of the home enjoys two living spaces, his and her walk in robes and ensuite with direct access to the verandah and stunning views from every window. Once a concept by the owners to separate this entire area and share the home with guests. Enter the main living area adorned with quality features, timber look vinyl flooring, high ceilings and feature windows adding a touch of elegance. With seamless integration to the outdoors from this grand room, entertaining and enjoying the outdoors is a breeze. The kitchen, equipped with stainless steel appliances and newly updated stone benchtops, is a culinary haven perfect for creating memorable meals. Year-round comfort is ensured with the split system reverse cycle heating and cooling, complemented by a cozy fireplace that brings warmth and ambiance on cooler days. With multiple living spaces ideal for entertaining, relaxation or study the home offers space for all the family. The expansive verandah and entertaining deck offer ideal spots for relaxation and hosting gatherings, with breathtaking views serving as a perfect backdrop. **THE OUTDOORS:**Outdoor amenities abound, with a large shed providing ample storage, under-cover parking for cars and huge van/ boat shed sure to keep the toys out of the elements. The gardens are to be explored, with 1 acre of fenced and manicured but easy-care gardens that enhance the property's natural beauty whilst keeping the native fauna out. There is also a very functional enclosed and reticulated vegie patch and the property is adorned with orange, lime, lemon, apple, olive and Mulberry trees. The full-size tennis court is perfect for sports enthusiasts of all types, not just tennis, the current grandkids love it for scootering, bike riding and the summer slip and slide, for the more adventurous the property features a much loved motorbike track. The limestone studio cottage with kitchen and wet area offers additional space for guests or creative pursuits. The property benefits from a connection to scheme water and a bore that supplies quality water to the property, keeping the lush green lawns, vegetable garden and native flora vibrant. The space is ideal for garden parties and family gatherings, offering a perfect setting to create cherished memories. **THE LOCATION:**Bouvard offers a lifestyle that includes pristine beaches, surfing, crabbing, fishing, and golf. Being able to escape the hustle and bustle of city life but still have the convenience of everything you need, everyday life can feel like a holiday. With wineries, and national parks all close by, you'll have endless opportunities for adventure and relaxation. Shopping, medical centres and schooling are conveniently located in Dawesville, less than 8 minutes away, ensuring all your needs are met. The school bus and shopping deliveries even stop by for even extra convenience. This home is more than just a residence; it's a spiritual retreat, a personal sanctuary immersed in natural beauty. Picture yourself enjoying the peaceful sunrises with estuary views each morning, sipping coffee on the verandah, exploring the Southern Peel Region's natural splendor each day and winding down and relaxing each night with the twinkling backdrop of lights. Don't miss this rare opportunity to own a unique, quality-built home in one of the most beautiful and secluded locations. Make this your family's legacy, a treasured place for generations to come. **Key Features:**4 Bedroom 2 Bathroom residence with Studio Cottage Powered Workshop, Van/Boat plus undercover parking 5 Private Acres with approx. 1 acre fully fenced to keep in pets Tennis Court, bore reticulated gardens, enclosed vegie patch Only 8 minutes to amenities including, shops, medical services and schools Split system air conditioning, fans and fire place for year round comfort Do not let this opportunity pass you by, contact Team Miles now to make this beautiful sanctuary yours.