

**25 Spur Place, Bullsbrook, WA 6084**

– Valley to Vines

**House For Sale**

Wednesday, 10 January 2024

25 Spur Place, Bullsbrook, WA 6084

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 3 m2**

**Type: House**



Gail Woods

0405414038

**From \$749,000**

Welcome to a rural paradise nestled on 8 acres with direct access to a popular bridle trail, winter creek and nature reserve. Prepare to be captivated by this idyllic property where your equine companions are as much at home as you are. **Property Highlights:** **The Home:** Fall in love with the charm of a freshly painted and beautifully home. The perfect blend of elegance and comfort awaits you, providing a retreat from the hustle and bustle of everyday life. Featuring 3 bedrooms and 1 bathroom, formal and informal living areas, galley kitchen and a study or nursery off the main bedroom, the home is a manageable size. Comforts include air conditioning, several outdoor entertaining areas, double carport **Equine features:** The land has been set up for horses and features 3 large Equimesh horse paddocks. Cleared pastures and tall shade trees provide the perfect landscape for your horses.. Automatic water supply to 2 paddocks from the bore. **Bridle Trail Access:** Open the back gate and you can ride or take a hike along creek paths and through natural reserve. Explore the scenic beauty of the surrounding landscape. **Water:** The property is equipped with a bore suitable for stock and gardens plus several rain water tanks **Other features:** 6m x 6m shed plus additional open bay shed which could be converted to stables. Electric front gates, a large variety of fruit trees including figs, stone fruit and citrus plus a small vineyard setup ready for you to plant **Don't miss the opportunity to make this rural retreat your own. Contact Gail Woods at Harcourts Valley to Vines on 0405 414 038 for further information.** **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. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate prior to making an offer on this property. Buyers should conduct their own due diligence in terms of actual sizes of the home and land and any potential for subdivision, and not rely solely on the information provided herein by the Selling Agent.