

262 Surrey Downs Road, Porongurup, WA 6324

 ALBANY PRESTIGE REALTY

Sold Lifestyle

Sunday, 22 October 2023

262 Surrey Downs Road, Porongurup, WA 6324

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 80 m2

Type: Lifestyle



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\$1,400,000

Imagine ... yes just imagine a freshwater lagoon full of spring fed water throughout the summer months. Well so it is on this beautiful property of 199 acres situated in the foothills of the Porongurup Range. The sellers are to be truly congratulated too. There are just so many features on offer here both inside and out. For starters, the homestead is a delight with two of the three bedrooms in "guest wing style" with either an ensuite bathroom or a semi ensuite bathroom serving each one. Think "B&B". Features include high ceilings, picture rails and decorative ceiling rose and cornices. The kitchen is a winner too ... in French provincial" style ... with 5 burner gas cooktop /electric oven (dual fuel), corner pantry, island bench and more cupboards and drawers than you will ever fill! Outside, there is a wraparound verandah and two gazebos overlooking the lagoon teeming with birdlife. There is also grazing land and farming infrastructure plus orchard and chicken run. Other features include assorted sheds, the powered Eco-shelter, skid shelters, sputnik feeders and fodder shed to name a few. Along with the abundance of spring fed fresh water, there are six rainwater storage tanks with a holding capacity of 102,000 litres as well as water storage tanks with 46,000 litre capacity. This water from the lagoon is cleverly utilised in the toilets as well as the gardens and stock. Energy efficiency and warmth are guaranteed with the solar hot water system and back-ups like 'smart glass' energy efficient windows plus there is a wet-back bakers oven and off-grid power supply for the entire property with stand-alone 63.6kW (1320ah) storage solar system and generator backup. Wow! Only an inspection is going to truly reveal all that this environmentally sustainable property – named Bollygum Dell – has to offer. It really is impressive when also considering the additional income stream possibilities! To arrange your private viewing or to obtain the very comprehensive list of features, please call today. Expressions of Interest are invited.