

**27 Racecourse Road, Robinson, WA 6330**

**House For Sale**

Wednesday, 8 May 2024

27 Racecourse Road, Robinson, WA 6330

**Bedrooms: 6**

**Bathrooms: 3**

**Area: 3 m2**

**Type: House**



Joe Galantino  
0428424351

## Offers above \$2,250,000

The property is located approx. 7kms from the Albany CBD and is set on a generous 3.12Ha. The secluded property has gated access and is nestled in area where there is limited local traffic to disturb the ambience of everyday living at your own pace. The main home is double brick with a tin roof and was built circa 1987. The home is sizeable by modern standards with 6 bedrooms, 3 bathrooms and 4 toilets. There are 3 bedrooms downstairs and 3 upstairs. The internal staircase of the house is a feature with plenty of room to move up or down. The house contains multiple living areas that allow that individual space for each family member. There is also an office that is separate to the living areas! The kitchen is huge with plenty of bench and storage space with an electric oven and hotplate and separate pantry. A separate island bench allows the host of the house to move easily around the kitchen. The space allowance to accommodate fridges is enough to cater for a small army. The house flows well with the separate dining room leading to feature doors and into one of the large living areas. The house has a verandah to accommodate the change in weather. At the rear of the house there is a cubby and play area to keep watch on younger children. There is a triple garage detached from the house which caters for the vehicles and or camper. The property has so many different attributes that you are able to switch your focus any given day to suit the weather, the family gatherings, sporting or gardening pursuits. The perceived jewel in the crown of this property may be very different for each inhabitant. You sit outside in the entertaining area and you suddenly think, "how good is this setup?" The outdoor tables, the barbie, the fridge, the mounted TV's, the heating units and fans lends itself to living life and enjoying the moment. It's the perfect space for when the family or larger group of friends come to visit. There is even a fish pond and deck on one side that adds to the tranquillity of the outdoor area. Really like the avenue pathway that borders the entertaining area and leads to the pool and games room. The enclosed indoor heated pool and spa and games room area could also be the jewel, as it allows for a bigger group of family and friends to be accommodated. The ability to have this all inside is a bonus when you consider the change of weather and colder months of the year. Did I also mention that there is a double garage and workshop for the DIY enthusiast round the corner? There are a number of large bird aviaries located on the property that are also sizeable in nature and will appeal to anyone who has a passion for keeping birds. The house is well screened from the neighbours and has a number of trees which add to the privacy of the property. For the gardener in the family, there is a sizeable vegie patch that has been established that would entertain the keenest of gardeners. They have plenty of room to enjoy the additional raised garden beds or add to the existing fruit trees on the property. The extended gardens are very spacious and planted out in a way that everything has it's own place and space to add value to the rest of the property. Water is abundant on the property. There is a considerable number of tanks on the property to capture rain water. These are supplemented by a bore as well as a soak. You don't often see the full size tennis court on residential properties. For those that love a game of tennis or want to be able to practice more, how much better does it get than having your own court! Next to the court is a playground which will keeps kids of all ages entertained. The gazebo is centrally located and surrounded by trees. Wouldn't be hard to sit there and read a book and chill out from the rest of the world. The property contains 3 chalets each with 2 bedrooms which are currently individually rented for fixed tenancies. One chalet has 2 separate living areas. There is always the option to look at changing this model which may generate a higher level of income. Everything on the property is much bigger than you would expect. At the rear of the property there is a grove containing a combination of approx. 80 mature olive and avocado trees that you can use for your own personal benefit or sell and realise some additional income through the local markets. This home is located in an idyllic spot. It is close enough to town but far enough away that you don't have the hassle of traffic or close neighbours. The Albany Racing Club is not far away and the property would be so well suited to a horse enthusiast, when you consider the facilities and riding trails nearby. But then again Princess Royal Harbour is not far away if you like sailing, neither is the Torndirrup National Park if you like exploring. Just around the corner you have the Sand Patch which is ideal for fishing. The property is for sale with offers over \$2,250,000. To arrange a personal inspection of this spacious property, please contact Joe Galantino on 0428 424 351.