

**287 Almeria Parade, Bullsbrook, WA 6084**

**House For Sale**

Tuesday, 23 April 2024



287 Almeria Parade, Bullsbrook, WA 6084

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 20 m2**

**Type: House**



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## Offers from \$2,000,000

Nestled on a sprawling 20.2 hectares (50 acres) of serene landscape, this property is the epitome of rural living. Property features:

- 20.2ha/50 acres
- Currently split into 3 open paddocks, each with ample tree lines/shelter belts
- 25 acres sown down to Lucerne, clover and balansa
- Consistent weed and fertiliser history since 2020
- 4inch Bore from Windmill to above ground concrete Tank
- Reticulated water troughs in each paddock (from concrete tank)
- Existing machinery shed (approx. 6m x 10m)
- Machinery Shed under construction (approx. 16.5m x 11m)
- Zoning : City of Swan - GENERAL RURAL

But it's not just about the "farm" or outside pursuits – it's about coming home to comfort and luxury. The centrepiece of this estate is the residential homestead. As you enter, you're greeted by a spacious floor plan that effortlessly blends functionality with elegance. This fresh, modern 2022 Ross Squire built home features:

- A master suite with a walk-in robe, stylish ensuite, ceiling fan & split system aircon
- A spacious study with high-speed internet & ceiling fan
- 3 minor bedrooms all with built in robes, ceiling fans & split system aircons
- Classic kitchen with 2 ovens, gas cooktop, 3metre island bench and a view out to the gumtrees
- North facing open plan family & dining rooms with lovely views, ceiling fans & split system aircon
- South facing lounge area with French double doors and views to the windmill
- Alfresco area with zip-lock blinds to enjoy the outdoor living in comfort, no matter the weather
- Activity space for the kids at the rear of the house with an entry door to the garage/workshop
- Garage workshop with power (approx. 7m x 11m)
- Secure rear house yard, grassed and reticulated
- 5kw Solar system & a generator switch on the mains board for the infrequent times when the Western power network is out
- 150,000L rainwater tank.

Indulge in the lifestyle you've always dreamed of – where luxury meets nature, and every moment is an opportunity to create lasting memories. Contact us today to schedule a private viewing and experience the magic of this extraordinary property firsthand. Contact our LOCAL Rural Property Consultant Kim Johnson on 0407 089 880

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