

29 Barrett Street, Margaret River, WA 6285



Sold House

Sunday, 13 August 2023

29 Barrett Street, Margaret River, WA 6285

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 971 m2

Type: House



Clare Andrews
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Sarah Twine
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\$1,500,000

Nestled in a commanding and priceless position, connecting with the magnificent karri forest of the Margaret River Valley, we invite you to experience this beautifully crafted rammed-earth residence. Stretching the length of the home, the north-facing verandah is hidden behind native garden and is the perfect place to while away the hours overlooking the preserved forest that is essentially your front yard and playground. The veritable wildlife sanctuary teems with native birds and mammals and you'll be amazed at the feeling of serenity and seclusion here while being only 450 metres walk to the vibrant Main Street with its cool cafes, restaurants and bars. The property truly captures the essence of Margaret River, both in its incredible position by the river and forest as well through the natural materials it is made of - the solid earth walls have texture and warmth and combine perfectly with spotted gum floors and jarrah finishes. Grand Design greets you in the entry room as you step inside from the covered portico. This beautiful space sets the scene for the flexible style of living that has been cleverly created here in this exceptional home built by Margaret River's most renowned earth builder as his own home. Beyond the 4 stunning bedrooms and central living-kitchen-dining area, there are 4 additional areas that offer the versatility of use to suit a fortunate new owner - these include the entry area (currently a beautiful sitting area with garden and forest views); a space adjacent to the main living area opening onto the verandah and courtyard; another space more central to the minor bedrooms; and a jarrah staircase leads to a large, carpeted loft room that would make a great 5th bedroom, games room, home gym or retreat space. The centre of the home is graced with a unique artwork - a wall created with different coloured rammed earth to depict Cape Clairault. Impressive features abound including the perfect capture of forest views through extensive glass including highlight windows and rarely executed, suspended sections of rammed earth demonstrate the pinnacle of rammed earth construction. The home is kept comfortable all year round with ducted air-conditioning throughout for easy heating and cooling and a glorious woodfire in the main living area. Holding centre stage, in the hub of the home, is an inspiring kitchen with an island bench connecting to the dining area. Beautifully crafted timberwork is in top condition, and there are quality appliances and fittings, and plenty of storage. At the front of the home, the premier bedroom suite offers a dreamland with views of the trees, a fantastic ensuite bathroom with a double shower, and a walk-in robe. A separate hall leads to three very generous minor bedrooms - all have double built-in and fitted-out robes, and two enjoy glass sliding doors opening to the private courtyard garden. There is also a shared bathroom and a large laundry with great storage has outdoor access. As mentioned, up a jarrah staircase is a spacious, carpeted room with extensive storage that may be utilised as a 5th bedroom - there is also useful under-stair storage (or Harry Potter's bedroom). The garage and loft are exceptional bonuses. Initially created as the builder's office, the massive, carpeted space upstairs, accessed by another jarrah staircase, has high-window forest views and could become part of a self-contained accommodation arrangement due to its totally separate access from the main house. At the rear of the large garage, we find a kitchenette arrangement/extra laundry and a bathroom. Adjacent to the garage is an extra high, covered parking area for a boat/caravan/camper. The gardens are well-established and very low-maintenance; there's a good-sized garden shed; and there's a convenient outdoor sink. Enjoy an enviable lifestyle as your permanent home, or for holidaying with the River trails right on your doorstep and the Main Street delights a short stroll away. Shire Approval may be sought for Holiday Rental if desired and, if secured, provides the opportunity to stay in the property at your convenience, whilst earning a solid income when not utilising yourself. Please don't delay with your enquiry on this rare offering - we look forward to welcoming you to Wonderland...