

292 Sovereign Hill Drive, Gabbadah, WA 6041

House For Sale

Friday, 3 November 2023



292 Sovereign Hill Drive, Gabbadah, WA 6041

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 2 m2

Type: House



Peter J Turner
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OFFERS FROM \$675,000

This level and cleared extra large 5.5 acres land holding fully fenced, with many mature trees on the outer edge of the Sovereign Hill Estate offers the tranquility and privacy many people seek but rarely find. There are countless options just waiting for the new owner to fully utilise this property's potential. It could be agriculturally based, or animals, or the addition of sheds/workshops for various trades. It already has an extensive limestone retaining walled area to the rear with a metal Colorbond fence for additional privacy just been added in recent times. The home is in very good condition as it has not been extensively lived in over many years. The 2007 purposely built Limestone block home of 177m² under the main roof has a Colorbond metal roof with detailed bull nose verandah on all four sides providing summer shade and winter protection. A two-vehicle carport is close to the home providing easy access. The home is accessed via double glass doors taking you into the central hub of the home with a wall mounted split reverse cycle air-conditioning system. A massive kitchen with the extensive use of granite on the benchtops and central island breakfast bar/workstation. There is a corner walk in pantry with multi-level shelving, quality appliances and dishwasher, extra wide fridge recess, plenty of natural light, recessed LED lighting, extra detailing on the ceiling cornices around the home, soft closing draws and plenty of cupboard space. The stunning off white ceramic tiled floor extends into the casual meals and family area. The remaining three areas run off the central hub of the home, a theatre, media, or nursery room provides direct access to the master bedroom with its own ensuite with stone vanity tops, separate WC, and a very generous double walk-in robe with masses of shelving and storage place. From the central area, two secondary double bedrooms both with full height robes, ceiling fans, LED Lighting, double doors and security screens exiting to the side verandah. Finally, the third area consists of the second full height tiled bathroom with granite bench top, walk-in shower and separate WC, the laundry has neutral floor and wall tiling with external glass door, lots of light and plenty of extra space. This 3 bedroom, 2 bathroom, plus media room home on acreage with quality fittings is a cut above many in the area and there is still the opportunity to add value moving forward. Electric storage HWU, operational six station reticulation system, Telstra NBN connection and Scheme water. • Only a few minutes' drive to Guilderton with all its advantages of river and ocean activities, golf course and renowned Country Club. • With the Alkimos Mitchell Freeway Extension now completed Perth CBD is just over an hours driveaway. • The Metrolink rail service to Yanchep should be operational early part of 2024. Council Rates Gingin \$1722.00 per annum Water rates \$277 per annum CALL PETER 0412 912 612 FOR ALL PRIVATE VIEWINGS! Disclaimer: The above information has been provided by sources we deem to be reliable. We do not accept any responsibility to any person for its accuracy. All interested parties should rely upon their own enquiries in order to determine the accuracy of this information.