

3010 Riley Road, Stoneville, WA 6081

Sold Acreage

Thursday, 5 October 2023

3010 Riley Road, Stoneville, WA 6081

Bedrooms: 5

Bathrooms: 3

Parkings: 22

Area: 3 m2

Type: Acreage



Kerrielee Marrapodi
0415472838

\$1,800,000

Offering the ultimate equestrian lifestyle and a lucrative income stream, this unique 7.78 acre property has some of the finest equestrian facilities available in Western Australia. Boasting a large family-sized residence, separate studio and all of the equine infrastructure you could desire, this is a one-in-a-lifetime opportunity to take the reins of Sunninghill Equestrian Centre.

The Residence: A spacious 4 bedroom and 2 bathroom residence with 233sqm of internal living space which could be enclosed to make a 5th bedroom. Large open plan living spaces including a massive lounge room, double carport and ample parking. 10kW solar PV system with 15kW battery. Mains water and 250,000L rainwater tank with inline filtration and UV treatment. Productive solar bore which produces potable water.

The Equine Facilities: Two separate stable complexes with 24 stables in total and approximately 800sqm in area. Huge entertainment facilities including a bar/kitchen and male/female shower and toilets. Tack and feed rooms, lighting, hot and cold wash down facility, undercover car parking. Adjoining covered round yard and horse crush. 60m X 23m indoor arena with viewing platforms, LED lights, PA system. Outdoor flood-lit arena. European standard show jumps and trotting poles. Fantastic income from short and long term agistment. Stacks of paddocks with hay huts, slow feeder nets, auto waterers and fence feeders. Long-term agistment for up to 12 horses.

The extras: A separate self-contained studio with adjacent ablution facility. Stacks of water including mains, rainwater and bore water.

Valuation undertaken in 2022 came in at over \$2.4 million. Multiple income streams. One of the only facilities in WA with an indoor arena. Lifestyle plus lucrative income stream. Priced at below replacement value, Sunninghill Equestrian Centre awaits next lucky owners to take this superb facility to the next level.

For more information or to arrange to view please contact **KERRIE-LEE MARRAPODI** - 0415 472 838.

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.