

**31 Lorenz Way, Oakford, WA 6121**

**House For Sale**

Wednesday, 10 January 2024

**Professionals**

31 Lorenz Way, Oakford, WA 6121

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 2 m2**

**Type: House**



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## Offers from \$1,390,000

Embark on a True Blue Lifestyle Change at Rockyhollows, where meticulous maintenance reveals an incredible setup that will captivate even the most discerning buyers. Coming home to this haven is not just a retreat; it's an enviable haven for equine enthusiasts. From the road, the alluring charm of shady trees welcomes you as you drive through the electric gates, setting the stage for what lies beyond. Wind your way around the house, passing covered verandas adorned with wisteria, showcasing the owners' dedication to two passions - Horses and Horsepower. The epic-sized workshop and stable provide the perfect facilities for indulging in your hobbies, creating a setup that's the envy of fellow equine riders. Rockyhollows fulfills every desire for serious horse enthusiasts, offering fantastic equine facilities ideal for a boutique agistment style. With a license for six horses and a substantial water allocation, the property remains lush and green year-round. Discover safe and electrified horsetail fencing, a floodlit and reticulated full-sized arena, and thoughtful amenities like a separate driveway, tackroom, tacking station, and holding yards for visitors. Abundant trees create a cool haven in summer, enjoyed not just by humans but also cherished by four-legged friends. Stables and yards for eight horses, illuminated and with individual water sources, add to the equestrian appeal. The sheds boast tidy sealed floors, shelving, and the possibility of including a hoist. A powered workshop caters to car and bike enthusiasts, equipped with its own section for working equipment and ride-on mowers. Ample undercover parking, including space for large machinery, a tractor, and trailers, is complemented by a double-sized garage dedicated to protecting the horse float. Two large water tanks and a generous woodshed strategically positioned maintain the lush green views framed by black-railed fencing. Step into the charming cottage-style dwelling, tastefully renovated throughout, blending modernity with timeless elegance. The heart of the home connects to central living areas, featuring a dream chef's kitchen with Artusi Appliances, plenty of bench space, and a built-in pantry. Generously sized bedrooms, tastefully renovated bathrooms, and a functional laundry with outdoor patio access complete the interior. Ample storage solutions, including a mammoth walk-in robe, built-in cabinetry, and linen cupboards, cater to practical needs. Expansive verandas and a brilliant patio entertainment space provide ample room to relax after a day's work, allowing you to soak in the breathtaking surroundings. Year-round comfort is ensured with reverse cycle split units, while the Jarrahdale Woodfire becomes the centerpiece in winter. Enjoy farm life approx 11 minutes from Kwinana Freeway and 34 minutes from Perth CBD. Move in and start relishing this lifestyle without compromise - Rockyhollows is a must-see property that won't last long. Seize this opportunity for a lifestyle change that promises unparalleled allure!

**House Features**

- 3 Bedrooms
- Walk in robe to master bedroom
- 2 renovated bathrooms
- Renovated kitchen & laundry with an abundance of storage
- Engineered stone benchtops
- Lounge room/home theatre
- 3 split system aircon units
- Freshly sanded and polished Jarrah floorboards
- Ceiling fans
- Solar panels and inverter 5KW
- Solar hot water system

**Outdoor Features**

- Huge alfresco entertaining area 10x7 with poured limestone
- Surrounding verandahs
- Small covered deck over septic
- Enclosed back yard
- Garden shed 5.4m x 3m with sealed floor
- HUGE 15m x 7.5m x 4.2m shed with sealed floor and 3m x 18m lean to
- Chicken coupe
- Wood shed with lights
- Red sealed driveway with curbing
- Winter dam with creek

**Horse Infrastructure**

- Tackroom 4.9m x 3.1m with mezzanine floor and sealed floor
- Hay shed 3.2m x 3.6m with sealed floor
- Stable block 2 boxes + 2 covered yards + lean to on front
- Paddock stable blocks x 2 blocks with lights and water 2 boxes each 4 x 4 with 4 x 6 yard and 2m of covered yard
- Big tackroom 6 x 6 split into two with 6x 6 covered tacking up arena with lights and water
- Arena with 3 Lux LED lights and fully reticulated.
- Round yard 20m
- Holding yards 2 x 4x 4 can be opened up to make small paddock
- 12 paddocks with multiple gates, that are all accessible by truck/ tractor
- Electrified Horse rail fencing with steel and wood posts

For further details or to schedule a viewing of this remarkable property, reach out to The Selling Team without delay! This residence is bound to leave you awe-inspired, capturing your breath from the instant you set foot on the driveway.