

33 Barnett Grove, Cowaramup, WA 6284



Lifestyle For Sale

Tuesday, 30 April 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 28 m2

Type: Lifestyle

OFFERS - MID \$3M RANGE

33 Barnett Grove Cowaramup is simply stunning in every way, the owners' realising a lifelong dream to create a magnificent 28.04ha south Western Australia lifestyle property like no other. The rural masterplan is complete, a classic 4 bed, 2 bath country retreat, built by renown Simpson Builders from Gracetown. The homestead position draws in the beauty of this tranquil 28.04ha (70ac) property, bringing pure joy featuring layers of unique rustic charm, luxury appointments and touches of pure comfort for all seasons of the south west. Positioned amongst a pristine rural corridor, the property is a rural lover's opportunity, just perfect for those seeking pure privacy and abundance of healthy space right in the heart of the Cape to Cape region. The land is naturally divided by the gorgeous creek line of Cowaramup Brook, which boasts a beautiful spring fed dam, before flowing west towards the coast. This uniquely positioned dam provides a very beneficial natural water supply, resting between excellent grazing pastures for stock, horses or further agriculture pursuits. The residence is positioned to capture 360' views across its countryside, drawing warmth from the northern sun in winter, and designed to capture cooling cross breezes over summer. The classic Australiana elevated verandah's enjoy a natural gallery of changing scenery across the year, especially the pleasant arrival of winter rains which bless the landscape with green pastures and commence the flow of water through the Cowaramup Brook, bringing your feature dam to life. Exceptionally planned and pleasingly finished in every way, the owners' attention to detail across this unique boutique farm is impeccable. The property is now available for those seeking a premium south west rural retreat, and a full information overview is layered below.

THE RESIDENCE FEATURES:

- Classic luxury country residence with stylish rustic charm
- Built by award winning Margaret River builder Doug Simpson of "Simpson Builders"
- 4 beds (including formal office)
- 2 baths
- Main landing features the spacious lounge, dining with fireplace and connecting gourmet kitchen
- Exceptional elevated decked verandah landing to enjoy across all seasons of the year
- Entrance level storage space includes main laundry, dedicated storage room and double built in closets
- The dedicated storage room sees custom access to the below ground wine cellar, including plenty of extra space
- King size master suite includes luxury ensuite, walk in robe space, R/C A/C, and beautiful views across the farm
- Luxury ensuite finished with a selection of custom touches including stone travertine tiling, dual white pillar basins, long landscape mirror with timber ridge, glass shower hub, fitted towel rails, freestanding white bath
- The second sees the country charm of clawfoot bath, overhead shower, white pillar basins, towel rails with custom mirror and lighting
- Both ensuites enjoy the comfort of underfloor heating
- Gourmet country kitchen with unique integrated Swedish Aga stove with light country green tiled splash back, beautiful American ash cabinetry, Madagascan granite bench tops with fitted Vermont slate sink and brass styled tapware, stunning Vermont slate floors, and large built in pantry plus central preparation chef bench to match
- Pure quality of workmanship across the residence, featuring well placed custom windows, and 4 x remote window skylights for extra passive light
- Select custom lighting throughout, enhancing the classics tones of natural timber and interior design throughout
- Stunning natural timber floors providing a soft warm glow across the interior living and bedroom space
- Guest powder room/separate toilet space
- Parking space for 6 cars
- 2.1KW solar system
- Solar hot water system

EXTRA PROPERTY & COUNTRYSIDE FEATURES:

- 130,000L below ground concrete tank for fresh rainwater supply to homestead
- Main spring fed dam with water license and freshwater marron
- A classic healthy south west landscape of soft undulating quality soil types for farming
- The property rests at the head of the Cowaramup Brook, this major arterial creek line flows from east to west through the landscape and onwards to Cowaramup Bay where it meets the sea
- Pending the arrival of winter rains, and further precipitation across spring, the brook typically runs from July to late November, featuring flowing waterfall sections, abundance of bird life, native fish and marron
- The property provides a natural balance clean grazing pasture running either side for the brook
- The property is privately position from Cowaramup Bay Road, beautifully positioned with native south west bushland backdrop to the north
- Feature gravel driveway lined with mature lemon scented gum trees
- Fenced property boundaries and rural gated entrance
- Main pump house nearby the dam
- Olive grove, avocado and citrus grove

LOCATION:

- Premier rural and lifestyle located in the heart of the Margaret River Wine Region
- A pristine natural landscape only 5mins to the stunning coastline of Gracetown for boating, fishing, surfing and Cape to Cape walks through beautiful national parks
- World class wineries and breweries are all within a very short distance, the options are endless for a light lunch or refreshments
- Cowaramup town centre is a simple 5mins drive from the property, and you're just 10mins to Margaret River town centre
- Busselton City and the Busselton - Margaret River Airport is located 30mins from the property

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