

3345 South Western Hwy, Keysbrook, WA 6126



Acreage For Sale

Tuesday, 14 May 2024

3345 South Western Hwy, Keysbrook, WA 6126

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 20 m2

Type: Acreage



Kim Koch

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\$1,499,000

ON 50 ELEVATED ACRES ON THE SCARP! Zoned 'Rural' and located in a stunning position set back 350 metres from the highway, this beautiful property offers the lucky purchaser an idyllic country lifestyle that so many people are searching for in this 'fast changing' world. Located less than an hour to Perth City in a tranquil and picturesque setting, it has stunning views over the coastal plain and the rolling green pastures of the surrounding farmland. The land has a mixture of quality soil types, the majority being rich loamy 'high yielding' soils with some sandier well drained areas to the western boundary. It is gently undulating with a combination of open pastureland ideal for grazing livestock, some beautiful areas on natural bushland with mature trees and some interesting rocky outcrops located at the property's highest point at the rear of the property which is a private sanctuary to all manner of native flora and fauna. There is an abundance of water with large "all year round dam" which is fed by a winter creek when then overflows into the Myara Brook as it winds its way westward. The country homestead is truly a rare find, it is overflowing with rustic character and charm and is constructed of Moore River limestone and solid jarrah which has been sourced from the old Fremantle Wool Stores. Inside the home it has an 'oldy worldly' ambience which is created by the combination of recycled materials including restored fixtures and fittings, doors, stained glass features from the Whitby Falls Coach House and '6 inch' jarrah floorboards from Sir Walter Murdoch's historic South Perth home. A cosy open limestone fireplace in the living areas and Rayburn wood stove in the kitchen add warmth and atmosphere to the lovely home. More detailed features include:-

- Built in 1990, the home is completely 'off grid' with its own solar system consisting of 16 'North facing' solar panels, 5 kWt inverter & lithium battery storage system. A back-up generator is also available.
- Wide shady verandahs to three sides of the home offer the ideal place to sit & enjoy the peaceful picturesque surroundings.
- High ceilings (9ft 6in/2.93m) throughout the home with beautiful decorative cornices & ceiling roses along with skylights to allow more light into the home.
- Solid jarrah 6 inch skirting boards to the entire home.
- Wide welcoming entrance hall with feature leadlight front doors allowing the sea breeze to circulate through the home in the hot summer months.
- Grand open plan living/dining room with feature bi-fold doors sourced from a Theatre in London, beautiful feature lead light windows & cosy open fireplace.
- Huge solid jarrah country kitchen with slate flooring, ample cupboards/bench space, built-in pantry, centre island bench, near new freestanding Belling gas stove, Rayburn wood stove with wet back system (to boost the solar HWS) & a commercial rangehood.
- For extra living space there is a fully enclosed back verandah with its own shower, vanity & separate toilet, which is accessed from both the kitchen and hallway.
- Three 'King' sized bedrooms all carpeted with large built-in robes.
- Huge 'Federation style' bathroom with large glass screened shower, antique brass tap fittings & exposed pipework, huge vanity with under-bench cupboard storage & an interesting 19th Century porcelain 'Clyde' washdown closet from a Castle in England.

Exterior Features include:-

- Transportable dwelling with power & lighting located under a large patio, ideal as a studio, office, or teenagers retreat.
- Extra high barn with 5 open bays constructed of rough sawn jarrah planks from the original Jarrahdale Mill, ideal for under cover parking or would make a wonderful stable block with adjoining holding yards.
- 90,000 litre rainwater tank & header tank which gravity feeds the home.
- Second header tank filled by the windmill bore which has quality crystal clear water (please note that due to the prolonged summer, the water table has dropped below the bore depth so this is not currently operational).
- Secure boundary fencing.
- Cattle yard, race and loading ramp.

This is a unique property with a shaped landscape which can be responsibly farmed as well as ensuring the protection of its beautiful native wildlife so it can be enjoyed well into the future. Call Kim Koch on 0407 777 923 for your private appointment to view.

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