

**34 Barker Road, Wellard, WA 6170**



**Acreage For Sale**

Friday, 14 June 2024

**34 Barker Road, Wellard, WA 6170**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 2 m2**

**Type: Acreage**



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**From \$959,000**

How long have you have been dreaming of the quiet rural life? Perched on a hill in a home with 'Down South' vibes? Your opportunity has arrived! Set on near 5 acres of beautiful bush landscape, in a home with nothing to do, this property offers you a peaceful lifestyle and the space that you crave. Recently renovated, the home offers everything the modern buyer is looking for including a renovated kitchen, two new bathrooms, two living areas, a large alfresco entertaining area and bore reticulated, established gardens just to start. At the heart of the home the open plan kitchen unfolds and delivers. It has a functional layout, stone benchtops, glass splash back, loads of drawer storage and a huge island bench. This is the control centre of the entertainers dream space where the outdoor alfresco combines beautifully with the internal area, complete with an ever-present view over the established gardens and beautiful rural landscape. The front lounge offers a tranquil retreat. Basking in the winter sun you will delight in the peaceful outlook over the expansive front garden and the local treetops. If a sustainable lifestyle is on your wish list this home offers much to excite, with no compromises. Including new solar panels, new solar hot water system, a 100,000 litre rainwater tank with a filter system, a recently installed septic system, a new bore and pump. There is amazing airflow through the home as house is located on a gentle slope which captures the sea breeze unopposed. The current owners have not had an electricity bill in 2 years. Rich in native flora, mature and healthy Banksia woodland and Jarrah trees. The site provides a feeding ground for Black Cockatoos and a habitat for delightful bandicoots. There is so much to love here. Not only does this property offer an exceptional home with modern comforts, the recent zoning change to Under Investigation makes this the perfect opportunity to land-bank a quality location 30 minutes from Perth CBD with no lifestyle compromises. Live the dream whilst securing your future. If space for a caravan, boats, cars or a workshop is what you are after, this home has it all. There is a huge workshop/garage, two working sheds plus a woodshed on the property for whatever use you desire. A property like this is rare to come to market. Live the lifestyle dream whilst you secure your future. Features; 2ha of land Large powered workshop/garage/shed 2 minor powered sheds with power Bore reticulated gardens Renovated kitchen Convection cooktop and dishwasher Renovated bathrooms and laundry Solar power Solar hot water system Concrete rainwater tank approx. 100,000 litres with filter Ceiling fans Split system air conditioning unit Septic system installed 2020 Pot belly fireplace 3 phase power and new electric power board