

**3630 Elliott Road, Chidlow, WA 6556**

THE AGENCY

**House For Sale**

Thursday, 13 June 2024

3630 Elliott Road, Chidlow, WA 6556

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 5**

**Area: 4 m2**

**Type: House**



Patrick Harper  
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## From \$1.89 mill

Situated on a lush and picturesque 10 acres of pastured paddocks, professional equine facilities second to none, and an inspired eco - friendly, solar passive contemporary home designed by award winning designer Jason Saunders from ARC SEVEN.1, this property without a doubt offers the complete equine and sustainable living package. Register your interest today.

**THE HOME:** 3 bedroom 3 ensuite bathroom residence (completed 2017) Large open plan living, dining & kitchen area Generous sized separate multi-purpose/utility room Double glazed windows and doors throughout Under floor heating & cooling polished concrete floors And polished Jarrah timber floors to complement High raised ceilings to allow natural light through North facing orientation - high efficiency solar passive Reverse cycle air-conditioning in living areas & bedroom 5 KW solar panel system installed on sable complex Double sided Jarrahdale fireplace for the winter months Double lockup garage with 2 car carport & shed or extra parking Three separate entertaining/alfresco areas (all different aspects) Below Ground heated mineral water swimming pool Mains water connected plus approx 60,000 litre rainwater tank

**EQUINE FACILITIES:** Quality Avalon stable complex - 4 foaling sized stables (5m x 8.8m) Feed room with external access tack room with kitchenette & bathroom Safe wash down bay with hot and cold water with drainage Separate farrier/veterinary undercover area Undercover horse float and storage area (with ability to load from shed) Additional 2 large paddock stables with post & rail yards 6 fully fenced large paddocks with auto reticulation from spring fed soak well 70m x 30m flood lit dressage arena with 3 mirrors for training Large strong round yard with rubber matting A second new additional larger round yard close to dressage arena Mains water connected plus approx 80,000 litre rainwater tank

**THE PROPERTY & LOCATION:** 10 acres of loamy soil of mainly pasture with some stands of Marri trees Winter creek flows through the property (fenced either side) Quality fencing and including electric fencing 3 phase power to the home and stable complex Good access to riding trails & close vicinity to key equestrian facilities A casual stroll to Chidlow Primary School & Eastern Hills High School 7 minute drive to Mundaring village - 20 minutes to Midland With so many more extra features to mention, only a viewing will confirm what words cannot.

For more information or to arrange a private viewing, please call PATRICK HARPER - 0413 440 107

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.