

37 Mansfield Avenue, Margaret River, WA 6285

space 

House For Sale

Tuesday, 21 November 2023

37 Mansfield Avenue, Margaret River, WA 6285

Bedrooms: 5

Bathrooms: 2

Parkings: 5

Area: 5141 m2

Type: House



Paul Manners
0448900838

Offers from \$1.5m

An unforgettable first impression: the unique pod design offers spacious living areas and endless entertaining ideas for the forever-evolving needs of modern life. The design also highlights the sustainability and environmentally friendly aspects while being practical and aesthetically beautiful.

THE DESIGNThe two pods' modern elevation immaculately details a combination of rammed earth, Colorbond, and dark-stained polished concrete. Through the glass windows and sliding doors, elements of nature are timeless and captured in each living space. Verandahs expand the outdoor living spaces into the surrounding landscape, blurring the edges of the architecture. Pod one boasts all the stylish features of a modern home, including an open-plan living and dining space, a hidden reading nook for book enthusiasts, and an entertainer's kitchen. This entertaining space features Essastone bench tops with endless storage ideas, a Bosch dishwasher and stainless steel oven with a gas cooktop. The sizeable pantry is behind the kitchen, with a separate toilet and laundry further down the walkway. Calmness and privacy extend into Pod Two, which has bedrooms one, two, and three, a separate living space, a bathroom and a toilet. Each bedroom is light and bright and features ceiling fans and a wardrobe.

ALFRESCORetractable glass doors create a seamless transition between inside and out, leading to the desirable entertaining space. The undercover paved area expands along the front of the home and back to the open-aired limestone wall, incorporating a lush garden bed and a space large enough for multiple living possibilities. Entertaining is easy with servery access from the kitchen and outside bar dining for casual mealtimes. The imposing view is the home's centrepiece. It is timeless and compelling, with the towering Karri trees lit up in the evenings.

THE GARDENThe back of the property features a lush expanse of stately trees, maintained mature gardens, and a vast edible landscape. Enriched with productive fruit trees, three sizeable wooden veggie boxes, and a chicken coup, this area boasts an impressive sustainable gardener's dream.

FRUIT TREESThere are persimmon apricots, white mulberries, limes, lemons, grapefruit, blood oranges, Kaffier limes, two pears, two apples, two passionfruit, and strawberries. A large 8x9m shed completes this remarkable property, offering power, water, a woodfire heater, additional storage, and workshop space.

THE STUDIOTotal immersion in the rich and ever-changing environment: The two-bedroom studio is the ideal guest accommodation. Linked via a meandering pathway, it is set behind the main home and offers a place of retreat for visiting family and guests.

STUDIO INFORMATIONReverse cycle split systemTrack feature lightingCeiling fans600ml Stainless Steel stove with gas cooktopUndercover alfrescoOutside showerFenced off from the principal residenceSeparate pergola1500 Litre rainwater tankSeparate private entrance Undercover carport

PROPERTY INFORMATION5141 sqmServery access from the kitchen to the alfresco spaceCeiling fans in all bedrooms and living spacesAdditional cupboard storageOutside shower1500 Rainwater tankWood storage shedInstant gas hot water systemGated front entrance, drivewayThe southern aspect is zoned Parks and RecreationThis magnificent home combines modern architecture with sustainable design features to offer an exceptional living experience year-round. Located amongst world-class wineries and galleries, 37 Mansfield is within walking distance of Margaret River's town centre. Contact Paul Manners, your Southwest Property Specialist, for a private inspection.