

40 Douglas Road, Henley Brook, WA 6055



Sold House

Wednesday, 29 November 2023

40 Douglas Road, Henley Brook, WA 6055

Bedrooms: 5

Bathrooms: 3

Area: 4 m2

Type: House



Paul Ross

0428571050

\$3,300,000

Can you imagine being the owner of one of Swan Valley's finest estates? Set back and screened from the outside world, you'd never imagine what's behind the private gates and lush green frontage, an exceptional escape that's just too good not to share. Meticulous planning, detail and quality craftsmanship over 25 years have resulted in this multifunctional, enchanting riverfront retreat, Glenrowan West. A stunning private home within resort-style grounds with an established event space, this unique property has entertainment and enterprise opportunities delivering unrivalled flexibility. Fit for purpose for almost every buyer type; whether you have a multi-generational move in mind, enjoy regular visitors or seek a property and business opportunity, this magnificent estate is a must-see. What the owner says..... "This is the kind of home that you make memories in. We have had many great times here, including our own children being married here and other functions. It is a special place, and everyone who visits is amazed by the infrastructure that is in place for all types of functions, including parking for up to 100 vehicles. Just simply enjoying the serenity of the property being surrounded by nature, and being absolute riverfront is hard to describe. We can even launch our boat straight into the river and of course, have front-row seats for the annual Avon Descent. It is time to turn it over to someone to make new memories." THE GROUNDS and GARDENS Every inch of the 11 acres of prime Swan River land has been carefully considered resulting in amazing outdoor spaces and gardens that will only get more beautiful with time. The landscaped gardens have been transformed from endless paddocks into lush, leafy, manicured gardens and sweeping lawns. The established trees, walkways and patios shaded with ornamental vines offer endless opportunities to celebrate and enjoy the surrounding nature. Tucked away with views to the river's edge is a 25m long ornamental grapevine trellis to a romantic, octagon-shaped wedding/function gazebo (9m x 9m), comprised of eight columns and LED lighting, creating the perfect ambience to celebrate any occasion. A timber-lined outdoor alfresco-entertaining area with a ceiling fan and built-in seating overlooks the gardens beyond, and a large enclosed balcony on the second storey feels like living up in the treetops, offering another airy space to sit back, relax and unwind. Double doors off here extend to a smaller, open second-storey courtyard. The barbecue pavilion is a tranquil covered space with a Ferguson stainless-steel barbecue, a wood-fired pizza oven, granite bench tops, Jarrah doors, terracotta flooring, full lighting, an exhaust hood, a vented roof and side louvres for crossflow ventilation. WORKSHOPS and SHEDS You will also love the massive workshop/shed (23m x 12m) - 276sqm. 4.2m high walls, 6 metres to gable, three phase power, two mezzanine floors, an office unit with Jarrah Cabinetry, a built-in bar with Jarrah/marri wooden flooring, a solid jarrah bar top, a feature pressed - aluminium ceiling, a twin door scope fridge, an under-bench oven and a single sink and you have what is pretty much every trade persons dream. At the opposite end of the workshop is a separate 12m x 12m (144sqm) Function/party room, constructed to potentially host weddings, birthday parties and any other function the heart desires, again without overstating the case, the car collector or business minded buyer would find ample space for every dream the heart desires. Both the above sheds are linked with a 12m x 5m breezeway under the main roof. With Liquid-limestone floor, dado limestone walls, feature wheels and electric roller doors on each side, it is suitable for more outdoor living and functions, or for storage for boat or caravan. Separate from the above is the agricultural shed 16m x 6m (96sqm) 3.2m high is perfect for storing your equipment and tools with built in shelving and bench area with access via 3 electric roller doors. THE RESIDENCE This impressive property boasts a magnificent main dwelling that can be utilised as either a spacious 5x2 residence or a 4 bedroom 2 bathroom family abode with a huge home office. A charming galley-style kitchen is graced by quality Corian bench tops, solid American Cherry cabinetry, electric Induction-cooktop and oven appliances, a dishwasher, range hood, black-limestone flooring and more. The adjacent formal dining room has a servery into the kitchen and flows through to a massive open-plan family and casual-meals "sunroom" area with a flourishing green aspect, as far as the eye can see. A separate theatre room can be utilised for those formal occasions or just for simply lounging around, whilst the large fifth bedroom-come-home office has solid Jarrah doors and built-in study-desk bench tops. The huge pool - or games - room adds to an array of personal living options here with its stylish light fittings, Jarrah cabinetry, black-limestone flooring, and easy access outside. The sublime primary suite has a walk-in dressing room/wardrobe cabinetry, a ceiling fan, internal white plantation shutters, Daikin ducted reverse-cycle air-conditioning, and a built-in overhead television unit/sound system. The relaxing ensuite bathroom boasts a bubbling spa bath, rain shower, separate toilet, twin "his and hers" granite vanities, porcelain wall and floor tiles and more. Features include: • Quality Western Australian Blackbutt timber floorboards - including to the stairs and upper-level main bedroom. • Black-limestone floors to the passage • Scheme water to the kitchen, as well as a gas hot-water system • Double doors from the family space, into the kitchen • Saxon

combustible fireplace • Additional gas fireplace in the pool/games room • Gas bayonet in the TV/lounge room • BOSE lifestyle audio speakers in the sunroom/meals area, along with a Pioneer wall-mounted 60-inch television • Audio speakers in the pool room and upstairs balcony also, as part of a hi-fi system • Large main family bathroom with a shower, separate bathtub and twin basins & granite benchtops • Functional laundry with double wash troughs, storage and outdoor access • Split-system air-conditioning downstairs • Bedroom ceiling fans • Feature character ceiling cornices • Skirting boards • Security doors • Lean-to behind the agricultural shed, complete with matching checker-plate features and Jarrah bush poles • Massive workshop/shed (23m x 12m) - 276sqm. • Separate 12m x 12m (144sqm) Function/Party Pavilion for weddings and functions. • 9m x 9m (approx.) octagon gazebo with a crazy Karratha stone paved floor, feature laser-cut Corten steel panels, central chandelier lighting, power supply and water close-by • Two firepits - one next to the house, one in front of the party shed • Separate double lock-up garage • 6000KL Water Licence. Situated in the highly sought-after Swan Valley, tucked away at the end of a cul-de-sac, this incredible home with breathtaking views of the river is undoubtedly one of the best privately-owned properties in the area. Minutes away from wineries, restaurants, public transport, shopping, schools and major arterial roads - for easy access to the coast, the CBD, Perth Airport and beyond. Take advantage of this unique opportunity to secure your dream riverside estate with income potential. Contact Paul Ross on 0428 571 050 for a price guide and inspection details