

# 40 Eldridge Avenue, Witchcliffe, WA 6286

## Sold House

Sunday, 20 August 2023

40 Eldridge Avenue, Witchcliffe, WA 6286

Bedrooms: 3

Bathrooms: 3

Parkings: 4

Area: 2004 m<sup>2</sup>

Type: House



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**\$869,000**

Both your family and the environment will feel very grateful for this special place that's low-impact, full of character and generates an income. The three separate and rather private dwellings offer a range of opportunities and currently affords the owner a good income. If you're looking to become more self-sufficient and connected to our natural environment, this property is a real haven! Designed to be protected from the prevailing winds, and surrounded by greenery, it is a restful and relaxing place to live. The beautiful, rendered, strawbale construction is supremely comfortable to live in and has very low environmental impact during construction and over its lifetime - and some of the oldest buildings in the world are strawbale! Great effort and care has gone into the property and many features combine to create a genuine Australian feel. You'll delight in the deep windowsills and wall nooks; the reclaimed timber doors, frames and windows; significant timber beams and poles; natural edge timber shelves and benchtops; corrugated iron; and concrete floors. All set amongst established grounds, this truly is a hidden oasis. There are three separate strawbale structures on the property and each is rented to separate, single tenants with the total weekly income being \$800/week. The ancillary dwelling was built first and enjoys a deep covered verandah. French doors open into the cosy living area warmed by a Nectre woodfire - this lovely room has a kitchen and there is a plywood ceiling throughout. The bedroom is private and has access to the verandah and garden via French doors, and also has an ensuite bathroom. The main residence consists of two separate structures. Facing the road, the front door opens into a vestibule that separates the massive open plan living room that has a high curved ceiling lined with reclaimed corrugated iron - there's a woodfire, full kitchen at one end, and step ladder up to a loft bedroom. A bathroom was built on recently with jarrah weatherboard and it features a gorgeous walk-in shower where you will also find yourself bathed in light. French doors open on the north from the living room to a sunny paved outdoor area and the lush central courtyard garden. Adjacent, and part of the main residence, we find a semi-self-contained wing with rooms at each end and a bathroom in the middle. One room is utilized as a bedroom, and the northern-end room is set up as a living room with kitchenette and French doors to a sunny sitting area. This building also features the high, curved ceiling lined with reclaimed corrugated iron. The bathroom has a clawfoot bath with shower over; a toilet; and laundry. Supported by 140,000 litres of rainwater, fruit trees, veggie beds, chook run and a 3 bay, traditional farm-style, open shed, this truly epic property is located 1km from Witchcliffe town centre, and 9km from both the stunning Redgate Beach to the west and Margaret River townsite to the north. Join the Strawbale Revolution today and enjoy the freedoms to be found...! Please get in touch to receive a detailed Information Brochure to arrange inspection.