

42 Nicklaus Avenue, Woodridge, WA 6041



House For Sale

Wednesday, 24 April 2024

42 Nicklaus Avenue, Woodridge, WA 6041

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2 m2

Type: House



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Offers Over \$750,000

Discover the epitome of rural living in the heart of Woodridge! Set upon an expansive 5-acre piece of land with approx 2.5 acres to the rear being used for fruit production, this well presented 4-bedroom, 2-bathroom haven promises an unparalleled lifestyle of serenity and abundance in many ways! Calling all avocado enthusiasts! A highlight of this property is the approx 2.5 acres with masses of avocado trees and approximately 20 Medjool date palms, offering a bountiful harvest and endless possibilities for farm-to-table delights. This area is fully fenced with fox proofing so you will see the free range chickens roaming through here. Imagine enjoying the freshest home grown smashed avo with poached eggs straight from your own orchard for breakfast! The heart of this property is a spacious and inviting home, boasting 4 bedrooms and 2 bathrooms, providing comfort and functionality for the whole family. With ample living space and a modern kitchen, it's perfect for both relaxing and entertaining. Need space for your hobbies or storage? Look no further than the large powered shed approx. 12m x 6m and a smaller 3m x 6m shed with cool room panelling all providing ample room for equipment, toys and tools. Surrounding the home is a picturesque landscape, where you can unwind and reconnect with nature. Whether it's a morning stroll through the avocado grove or a peaceful evening watching the sunset, the beauty of rural living awaits you here.

FEATURES INCLUDE- Double brick and tile 4 bedroom 2 bathroom home built in 1994 with fresh paint and carpet throughout- Separate Theatre room, Separate Dining area plus an open plan Kitchen, Family, Meals area with wood heater- Modernised kitchen with plenty of bench space, overhead cupboards, dishwasher recess, stainless steel appliances all overlooking the massive outdoor entertaining area- Huge Master bedroom with ceiling fan, walk in robe and Ensuite with glassed shower, vanity and toilet. Bedrooms 2,3 and 4 are good size all with built in robes - Well presented main bathroom with glassed in shower, bath and vanity- Modernised sleek laundry fitted with benchtop, underbench and overhead cupboards- Crimsafe style doors installed to Front door, Family room and Laundry to allow the beautiful breeze through the house- Massive A Frame colourbond pitched patio which extends in total to 3 sides of the home making for great entertaining all year round as well as a secure area around the home that is fenced and gated incorporating the patio area and lawned area - safe for kids and pets to play - Bore and auto reticulation with approx. 9 stations - Approx 5kw of solar panels- The rear approx 2.5 acres of the property has enclosed fox proof fencing with large chicken coup, masses of avocado trees and 20 Medjool Date Palms. Other fruit trees include Banana, Dragon Fruit, Lemon, Kaffir Lime, Orange, Grapes and Passionfruit - Current water license for the orchard is not transferable to new owners but the current owner is willing to discuss options with the buyer if required.- Bee Hives are set up on the perimeter of the property in a small area that is maintained by the local bee keeper - when he harvests he provides you some of the stunning local honey but they can be removed if not wanted.-

EXCLUSIONS TO THE CONTRACT - Evaporative ducted air con, alarm, fans x 3 in patio, mobile chicken pen, water license. Seize this rare opportunity to embrace the rural lifestyle you've always dreamed of. Contact me today to embark on a journey to your own private Eden amidst the lush landscapes of Woodridge. Contact Tracy on 0419998306 to view.