

**43 Abbeys Farm Road, Yallingup, WA 6282**



**House For Sale**

Wednesday, 12 June 2024

43 Abbeys Farm Road, Yallingup, WA 6282

**Bedrooms: 10**

**Bathrooms: 7**

**Parkings: 2**

**Area: 11 m2**

**Type: House**

## OFFERS - Contact Agent

An inspirational Yallingup retreat set amongst the pristine rural corridor of Abbeys Farm Road, Yallingup. Country luxury and pure comfort is layered across this unique property featuring The Homestead, The Ridge Retreat and Moonwood Studio, a combination of accommodation rarely seen across the exclusive Yallingup region. 43 Abbeys Farm Road, Yallingup is immersed amongst a postcard-perfect landscape of 11.95ha (29.87ac) resting high amongst pristine rural hinterland, positioned to capture early morning sunrises, dancing full moons across the valley, an endless galaxy of shooting stars and abundance of nature which rests amongst this prestigious lifestyle location. An exceptional property with permanent natural water supply, set amongst the premier tourism and wine region corridor of Western Australia, offering an unquestionable investment opportunity with proven income history and positive guest review commentary. A property overview is provided below and please contact Tony Farris at Ray White Stocker Preston for inspection by appointment.

**The Homestead:** • 5 beds • 3 baths with spa ensuite • Stunning main living with classic stone works, high white panelled, Hamptons ceilings, glossed jarrah floors • Private second lounge space with white privacy shutters and country backdrop of stunning grounds and native timbers • North facing sunroom providing a delightful dining space, expansive glass panes, enjoying winter sunbeams, evergreen country views and finished in copper styled tiled floors and louvered windows • Luxury gourmet kitchen complete in Essa stone tops, stunning fittings, fixtures, high quality appliances, extra finishing touches and custom storage • Showcase stacking alfresco doors flowing onto your elevated decked terrace providing magnificent valley views across Wills Domain winery • Freestanding outdoor gazebo, complete with orb lighting, barbecue cooking station, sink area providing a superb connecting outdoor living feature • Euro style custom hallway laundry, south east drying courtyard, plus full size storage and linen room via double garage access • Granite stone wrapped slow combustion fireplace • R/C A/C and ceiling fans • Secure double garage with internal homestead access • Below ground cellar and storage with lighting • Solar power for energy savings

**The Ridge:** • 2015 WA Country Builders • 3 beds • 3 baths • Asymmetrical main living featuring soaring high ceilings, beautiful natural light enjoying ever changing scenery • A classic country living space providing gorgeous lounge and dining overlooking valley setting • Elevated outdoor paved landing with expansive views across parkland countryside dotted with prestigious Marri - Redgum trees • Stylish kitchen complete in stone tops, dishwasher, dual sink, electric oven, gas hot plate, fridge recess • R/C A/C and ceiling fans • Sealed laundry area for guests • All bedrooms provide built in robes • Bedroom study nooks

**Moonwood:** • 2 beds • 1 bath • Old world charm and yesteryear exhibition of classic timbers, stain glass windows and skylights • Classic slow combustion country fireplace • R/C A/C and ceiling fans • Unique outdoor bath & shower area plus WCs • Country kitchen area • Elevated decked landing overlooking birdsong gardens • Northern paved courtyard landing

**Land Attributes:** • 11.96ha • Unique Tourism-Viticulture Zoning • Stunning views across Yallingup hinterland, vineyards, valleys and changing seasons • Parkland cleared and elevated bank of stunning Marri / Redgum and native timbers • Western backdrop and native bushland, ideal for shelter from prevailing winds and sun • Ever changing seasonal landscape gardens and grounds with sculptures and lighting • 2 main spring fed dams with Marron • Natural groundwater supply available via marked location

**Extra Property Features:** • Reticulated property grounds • Pump station located within the small barn (installed pumps & systems) • The main barn exhibits classic timbered character, fitted with power, lighting and loaded with space • Solar powered secure entrance gate with and sealed gravel driveway access • 1 main workshop and 1 main machinery storage workshop (includes Kubota tractor, Farm buggy, Great Dane ride on mower) • North west fire stand with hose and connected water supply • 90,000L main house tank • 90,000L dam water tank to north west corner • 135,000L tank for Ridge Retreat • 90,000L tank for Moonwood Studio

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