

# 44 The Eyrie, Gidgegannup, WA 6083

## Acreage For Sale

Sunday, 26 May 2024

44 The Eyrie, Gidgegannup, WA 6083

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 4**

**Area: 3 m2**

**Type: Acreage**



Rob French

## Inviting Offers from \$1,250,000

It's All About the Space  
The Block :- Is almost rectangular, fenced, with a thin distribution of indigenous trees. There is a sense of being in a natural, rural environment. There are good views from the house, across the valley to far hills. The building improvements are located in the centre of the block, maximising privacy from neighbouring properties.

The Outdoor Features :- A typical Hills home with a great indoor / outdoor interface. The pool enclosure off the back of the home is colorbond fenced with an overhead frame for a shade screen, to keep the pool "sun-friendly" on those warm summer days. The pool is fibre glass, below ground, on a chlorine system. Adjacent to the pool is a covered gazebo. Would make a great alfresco, outdoor BBQ kitchen area. The garden is reticulated from the bore. There is a substantial shed / workshop complex beyond the pool and a quirky, round studio with high ceilings and its own bathroom. The grounds are well treed with a large coop for the hens, a partially covered orchard with a variety of well established fruit trees, and plenty of space, views and privacy.

The Outbuildings :- The Studio - "The Round Room" What a great space! High ceilings give an open, airy feeling to the room. It would be a fantastic studio to indulge your creative urges, perfect as an office, or magnificent as a teenagers' games room. Would suit so many different uses - if you have a need for that extra bit of space, this could be it.

The Shed / Workshop Complex. The powered 12 X 24 shed is in very good condition offering another large space for storage, or as a large workshop. Coming off the shed is a workshop complex of two rooms and a bathroom. Behind that is a large lean-to with a slow combustion burner and a separate kitchenette with cold water supply, and another lockable room. A versatile space with many alternative uses. Also great as a games area for the teens. The shed has a large open area at the remotely operated roll-up door for large vehicle access if required. The solar array is on the roof of the shed.

The Home :- Wow! How much space do you need? The home is Plunkett built in 1998. It is a massive 5 bedroom home with additional office, games room, sunroom and family living room. All of generous proportions, giving the house alone, 299 Sq. M of floor area. The entry hall, games room, dining area and family living room make an expansive open-plan space in conjunction with the kitchen, which offers plenty of bench space. The office has direct access to the double lock-up garage with verandahs running the back and front of the house. The cook-top is gas with an electric oven and the HWS to the house is gas. The overriding impact is one of space. Definitely a family home.

Technical Features :- Cooking is by gas cooktop and electric oven, The HWS system to the house is gas and to the round room and the workshop, electric. There are two solar arrays on the shed and two Fronius inverters, one at the shed and one at the house. The solar system feeds a battery pack located at the round room which is solar charged and supplies power after dark. The whole system is linked to the mains power grid. Water comes from rainwater tanks and a bore. There are two large rainwater tanks. One of 125,000 litres coming off the house which feeds the house and the round room, and one of 100,000 coming off the shed which feeds the shed / workshop complex and some of the garden taps. There is a high pressure pump for the garden taps and another pump for the shed / workshop. The bore fills two green polymer tanks used for garden reticulation. The bore also feeds into another tank by the pool used for cleaning, but not filling, the pool.

Viewing is by Appointment Contact :- Rob French 0401 970 997 [rob@wesproprealty.com.au](mailto:rob@wesproprealty.com.au)