

45885 South Coast Highway, Kalgan, WA 6330



Sold Acreage

Friday, 3 November 2023

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Bedrooms: 3

Bathrooms: 3

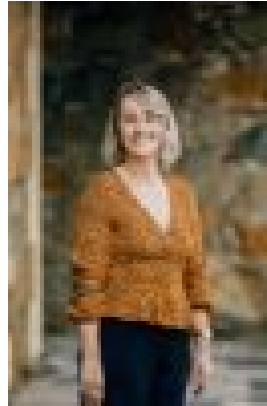
Parkings: 2

Area: 38 m2

Type: Acreage



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Contact agent

A never to be repeated trophy home right on the banks of the beautiful Kalgan River is now offered to a very fortunate few. Built by Greg Leeder, the stunning home sits on a 95 acre parcel of land with over 500m of river frontage which offers not only an enviable lifestyle, but also the opportunity to keep horses, raise livestock or engage in other agricultural pursuits. Located only 20 minutes from the centre of Albany, this unique and exceptional location is one of the most desirable positions along the river - and it is almost certain that no new build would be allowed so close to the water. No expense has been spared in creating a luxurious, private retreat that feels more like a resort than simply a home. With 474 sqm of internal living space, the large two storey design superbly encourages both comfortable family living, and entertaining on a grand scale. In addition, a separate pool house constructed in the same style as the residence contains a 11m heated lap pool and spa with large jarrah bi-fold doors opening to the immaculate lawn area and river. The main living areas consist of a cosy, sunken lounge with gas log fire and a generous dining area that opens out to the large deck. Adjacent is the stunning granite topped kitchen with a vast array of Miele appliances plus a 120cm Ilve double oven range. This is a large, functional space with central island, breakfast bar and large walk-in pantry. Further entertaining takes place in the incredible home theatre, equipped with a granite topped bar featuring vast refrigerated drinks cabinets and space for the baby grand piano. A luxury powder room is also located in the area for convenience. All living areas feature stunning views of the Kalgan River across the lawn. Ascending the grand, sweeping staircase you will find a generous landing with a river view balcony to the South and the light tower and second balcony to the North. The master suite emulates the luxurious style of the home and enjoys stunning river and rural views. It contains built-in cabinetry, an enormous walk-in robe and dressing room, plus a 5-star ensuite featuring spa bath, Carrara marble double vanity, large shower and heated floors and towel rails. A large home office is also located on the upper level, furnished with built in cabinetry and desks with a Northerly hillside view. There are two additional bedrooms downstairs, both with walk-in robes and ensuite bathrooms. One faces the river and is either a luxurious guest suite or worthy of being an alternative main bedroom - it is king sized, has walls of built-in cabinetry and sliding door access to the verandah. The alfresco and verandah feature merbau timber decking and Glosswood cedar lined ceilings. There is a gas log fire and built-in bbq to further enhance the experience. From here you can stroll down to the fishing platform and boardwalk to the water's edge where you can launch your watercraft for a leisurely paddle along this stunning river. Additional infrastructure includes paddocks, horse shelters and yards, electric fencing, dam, bore, rainwater tank plus impressive chook run and vegie patch. The areas of pasture and bushland are fairly even - offering scope for agricultural pursuits as well as natural surroundings. There are lovely rural views including across the neighbouring winery - Monty's Leap, and a track through the bush to the bend of the river - a great picnic spot! Features include:

- Late 2012 built Greg Leeder executive double brick and tile home
- Winner 2013 HIA Country Home of the Year
- 474m² of internal living space and more than 850m² overall
- Luxurious pool house with heated 11m lap pool and spa, chemigem filtration and heat pump heaters
- Fully equipped home theatre with bar, entertaining and piano area
- Fully fitted wine store beneath staircase
- 2 air-conditioning units providing ducted heating and cooling throughout the home
- Stunning kitchen with solid granite tops, central island plus breakfast bar and large walk-in pantry
- Miele kitchen appliances include built-in coffee machine, microwave/ convection oven, steamer and conventional oven, and two full sized dishwashers
- Separate 120cm Ilve range with teppanyaki plate plus large Blanco rangehood
- NSW River Redgum solid timber flooring
- Custom sweeping staircase and solid timber doors by Suggs Joinery
- 6.5m x 6.1m auto garage plus workshop totaling 73sqm
- Large laundry with stone tops and plenty of storage including separate ironing space
- Horse enclosure - 4 stalls, feed room and tack room along with yard
- 130,000l rainwater tank with filtration system
- Bore and automatic reticulation to gardens and lawns
- Chook run and vegie patch
- Large alfresco with built-in bbq, gas log fire and stunning views of the river

This truly could be a once in a lifetime opportunity to secure one of the most stunning properties in the area. Serious enquiries are welcome, please contact Rob Mason on 0411 615 806 for further information. Viewings are strictly by appointment.