

**46 Lillie Road, Gidgegannup, WA 6083**

THE AGENCY

**Sold House**

Saturday, 28 October 2023

46 Lillie Road, Gidgegannup, WA 6083

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 3 m2**

**Type: House**



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**\$1,125,000**

Dreaming of escaping the hustle and bustle of suburbia to enjoy the fresh country air and a more relaxed semi-rural lifestyle? Or perhaps you are a horse enthusiast looking for the perfect property to enjoy your equestrian pursuits? Then look no further, as this delightful property ticks all of the boxes! Located in the sort-after Tilden Estate of Gidgegannup and within an easy 45 minute drive to the Perth airport, it boasts a beautifully presented family-sized homestead, excellent equine facilities including a round yard and arena and all of the rural infrastructure you could desire.

3/4 bedroom and 2 bathroom homestead  
Open plan design with large windows  
Approx. 1km Paddock Paradise system  
4 paddocks, 3 yards and 6 steel yards  
Flood-lit 40mx80m arena & round yard  
Two stables with walk through shelter  
Large shed, tack room and 2 lean-tos  
300,000L (approx.) rainwater storage  
Kids cubby, chook house, 6.6kW solar  
8.35ac with Equi-mesh/electric fencing  
Make your way down the long driveway to the residence which is set amongst easy care landscaped gardens and lawns and has a fully fenced perimeter to keep the kids and fur babies contained. Fruit trees are dotted throughout the gardens and the raised veggie beds are perfect for those wishing to grow their own produce.

Step inside to find an open-plan family home with a flexible and highly functional floor plan. Large windows throughout flood the entire home with light and allow pretty outlooks over the gardens and beyond. The main living zone of the home consists of a large open plan lounge and dining room with a spacious kitchen at its hub. The kitchen is complete with a pantry, dishwasher, gas cook top and plenty of storage. A split system air conditioner and ceiling fan keep this area comfortable during the summer months whilst a slow combustion fire ensures the entire home is cosy and warm in winter. The master bedroom is well-separated from the minor bedrooms to ensure parents privacy. It is spacious in size and has a walk-in plus a built-in robe and an ensuite bathroom with bathtub. There is also a split system air conditioner and a ceiling fan for summer comfort. The minor bedrooms consist of another large bedroom with split system air conditioner and built in robe and a single bedroom also with built in robe storage. The option of a fourth bedroom which is massive in size, could easily be utilized as a separate living space or gym or games room. It would serve equally well as a studio for the artistically inclined or an office for those with a home business as it has external access from the rear alfresco area. It is complete with huge windows which provide fantastic light, a slow combustion wood fire, ceiling fan and split system air conditioner. Wander outside to appreciate all that is on offer! A large shed is set well away from the home and has a separate tack room with a sink and two lean-tos for extra undercover storage. The equine facilities are second-to-none with 4 paddocks and an extensive Paddock Paradise laneway system which is approximately 1km in length. This laneway system (which is tractor-accessible) is connected around all 4 paddocks and can be split into two separate tracks. Quality Equi-mesh and electric fencing has been used throughout the property (the large front paddock also has extra-height stallion-safe fencing) and there are 4 paddocks with auto-waterers and 3 yards (two with shelters). An established row of Tagaste fodder trees is planted between the front paddocks and the yards and there are 3 horse wash and metal tie up bays. The flood-lit 80mX40m arena has an extensive subsoil drainage system, cracker dust base and is topped with a coarse river sand mix and wood chip mix. There are 6 metal yards adjacent to the arena which are perfect for hosting clinics and visiting horses. The round yard is also flood-lit and has a viewing platform for onlookers. The property has been utilised as a horse training business and is perfectly set up for someone wishing to do the same. Situated in the precinct of Tilden Park (Gidgegannup) with bridle trails throughout this purpose built equestrian estate is the ideal location for all things horsey.

Beautifully presented and ready for new lucky owners, this property is sure to be in high demand. For more information or to arrange to view please contact KERRIE-LEE MARRAPODI - 0415 472 838  
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