

476 Railway Parade, Millendon, WA 6056



Sold House

Thursday, 21 December 2023

476 Railway Parade, Millendon, WA 6056

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1 m2

Type: House



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\$1,595,000

Welcome to your equestrian home! This stunning property is perfect for horse lovers and offers everything you need to live your equestrian lifestyle. Every detail has been meticulously crafted to create a truly exceptional living experience. Offering a rare opportunity to own a property of this calibre with no expense spared in creating professional facilities for horses and riders alike. Whether you have Olympic aspirations or simply a horse enthusiast, this property offers the ultimate equestrian experience. **KITCHEN:** Quality Siemens stainless steel appliances with mirrored splash-backs and a beautiful feature backlit Onyx splash-back. State of the art Blum electric touch drawers & lift cabinet door fronts that simple open close with a gentle touch and built in pantry. 100mm stone bench tops, stainless steel undermount sink with instant hot and cold-water Zip Tap. Large breakfast bar area that also has an amazing backlit onyx recess. Convenient sliding servery window adjacent to the external entertaining area. **MAIN LIVING:** Built-in ceiling to floor veneer entertainment unit with tv recess, bookcase, storage cupboards and ambient lighting with large wall mounted mirror. 800 x 800 imported Italian porcelain tiling throughout the main areas, double sliding doors with security screens leading to an amazing entertaining area. **POWDER ROOM:** Floating vanity unit with ambient lighting, large wall mirror and mirrored feature wall tiles. **MASTER SUITE:** Recessed ceilings, built-in overhead bed units with back lighting and built in floating bedside drawers, along an abundance of hanging and storage space to the LED lite built in wardrobes. Huge double walk in ensuite with double shower heads, heated towel rails and floor to ceiling feature large format travertine tiles. Double sink floating vanity unit with ambient lighting, ample drawer space large wall mounted mirror. Separate toilet with frosted privacy glass door. Sliding door external access with quality sheers and window treatments. Italian porcelain wood effect floor tiles. **MINOR BEDROOMS:** Both minor bedrooms are double in size with quality built in robes, each with doors for external access and added natural light. Italian porcelain wood effect floor tiles. **FAMILY BATHROOM:** Floating vanity with double sinks, ambient lighting, large wall mirror, heated towel rails, large walk-in shower with rain and wall mounted shower heads. Full wall to ceiling tiles. **LAUNDRY:** Caesarstone benchtop, undermount sink, built in clothes basket, overhead cupboards and Italian porcelain floor tiles and splash back. **HOME OFFICE:** The large home office has been specifically designed to run your business from home with separate access from the main dwelling. Sliding double door entry with security screens, recessed ceiling, 3 built in workstations, drawers, file shelving plus full-length storage cupboards and client coffee lounge area. Italian porcelain wood effect floor tiles. **ENTERTAINING AREA:** Champagne terrace to rear of the house for Alfresco dining with amazing inland vista to the hills. Built-in Electrolux Gas BBQ with waterproof compact laminate doors and drawer fronts, built in cabinets complete with Dekton benchtop & splashback. **OTHER FEATURES and INFO:** New plumbing throughout. New ceilings and insulation throughout. Fully rewired electrics throughout. New windows and doors throughout. New Septic tanks with raised leech drain. Bottle gas Instantaneous hot water system to main dwelling. Foxtel and NBN Satellite connections. LED lighting throughout. Ducted reverse cycle A/C throughout. Stainless steel invisigard security screens & doors throughout. Security camera system. Double carport. Block size 1.9 Hectares (19,000 sqn/ 4.695 Acres) Living approx. 195sqm. Built 1980. **EQUESTRIAN FACILITIES:** 4 large paddocks with safe electric post & rail fencing with horse mesh and water troughs. Trot track around rear boundary of the property. Steel paneled round-yard 60m x 20m Arena with all-weather River sand & Rubbergem granule Surface. 3 huge undercover Sand-yards 8x8m 1 Warmblood size stable 6x4m with custom steel & timber panel front, concrete base with non-slip rubber flooring plus full length verandah. Undercover tie up/wash bay with lighting, hot & cold water plus non-slip rubber flooring 8x4m shelter to front grassed stallion paddock with separate holding yard with non-slip rubber flooring. Large 12x2.4m separate feed room including hay storage. **TACK ROOM:** The ultimate tack room with luxury kitchenette & powder room both with quality Dekton benchtops plus a feature copper paneled ceiling. Saddles, bridles, rugs and all your tack and riding apparel stored neatly into custom built cabinetry including horse washing machine and bar fridge. Only recently completed. **WORKSHOP:** Huge 20m x 12m workshop with 4.4m high double sliding door entry, 3 phase power, 2 large mezzanine floors, below ground inspection pit and commercial grade spec concrete slab for heavy vehicles. Push out window awnings for airflow. External Flood lighting and security camera. All the off-street parking anyone could need. Full length undercover commercial spec concrete slab for trucks & float access or parking. **OTHER FEATURES:** Double gated entrance. Fully electric fenced perimeter. Established trees, hedges, and laneways. Easy access to rear of property for vehicles, mowers, tractors etc. Easy care gardens with Wisteria arbor Winter dam. Mains water connection. Located in the heart of the Swan Valley with abundance of wineries, restaurants, and entertainment. Within 25km to Perth CBD for easy commuting. Peaceful, safe, and secure location with only local traffic access. Access to numerous equestrian clubs, competition grounds and facilities (including the State Equestrian Centre) within minutes

from the property. Don't miss your chance to own this exceptional property with unparalleled equestrian facilities. Contact me today for your private viewing.