

**48 Pioneer Drive, Bindoon, WA 6502**

– Valley to Vines

**Sold House**

Saturday, 16 September 2023

48 Pioneer Drive, Bindoon, WA 6502

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



Tayla Holmes

**\$740,000**

Nestled in a tranquil setting, on approx. 3.8 acres of picturesque land, this charming 4-bedroom, 2-bathroom home offers a serene retreat for those seeking a peaceful and comfortable lifestyle. Enter the property and be immersed in the rolling hills and views across the Chittering Valley. The heart of this home is the open-plan living area boasting vaulted ceilings adorned with timber beams, adding a touch of grandeur to the space. The kitchen is a chef's dream, featuring a large island bench and double fridge recess, dishwasher and built in microwave. The master bedroom is complete with a walk-in robe and a well-appointed ensuite for added convenience. Timber french doors lead to lounge/games room, creating a light and bright secondary space for all to enjoy. The rear of the home holds three additional bedrooms, all with built-in robes and surround a second bathroom. Head out onto the verandah and enjoy stunning views across the valley while sipping your coffee! The large alfresco area is perfect for entertaining and features an outdoor kitchen. For families with children and pets, there's a dedicated enclosed pet area and fenced grass area with a charming cubby house and play gym for the kids. The home sits on picturesque open pastures with a sprinkle of tall trees. Self-sufficient enthusiasts will appreciate the array of established fruit trees that dot the landscape, a large chook run and a great sized veggie garden that is ready to enjoy. There are two fenced paddocks for grazing and ample water source thanks to the properties bore, the large rainwater tank and connection to scheme water! For those who love the tools, there is a 12mx10m (approx.) shed that could comfortably fit a caravan, boat or additional cars and a secondary 5m x 5m (approx.) storage shed. Further detailed features:- 4 x 2 double brick home on 3.8 acres - Stunning views across the valley- Evaporative air conditioning throughout and 10kw split system to living area- Established fruit trees: Nectarine, Mango, Mulberries, Fig, Orange, Grapefruit- Chook run and veggie garden- 12m x 10m shed fit with water, 32-amp power and gantry- 5m x 5m garden shed - Bore, water tank and scheme water - Solar HWS+ so much more! With it's charming home, abundant outdoor space and various amenities, this is a property where you can create lasting memories and enjoy the best of both worlds. Bindoon townsite offers many amenities right at your doorstep! Hop on the Tonkin Highway extension and drive approximately 50 minutes to Midland or Joondalup Centre and under an hour to Perth Airport. Bindoon is becoming a popular destination for buyers wanting to escape the hustle and bustle of wall to wall city living while still being able to have a short commute to work. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate prior to making an offer on this property. Buyers should conduct their own due diligence in terms of actual sizes of the home and land and any potential for subdivision, and not rely solely on the information provided herein by the Selling Agent.