

48 Ramahan Rise, Lake Clifton, WA 6215

ACTON

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PROPERTY

Sold House

Friday, 16 February 2024

48 Ramahan Rise, Lake Clifton, WA 6215

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2 m2

Type: House



Noeline Ross
0895502000

Contact agent

Presenting 48 Ramahan Rise, Lake Clifton, Noeline Ross invites you to experience a home that exudes style, boasting a sprawling 2.11 hectares, with reticulated grounds, massive powered workshop, multiple paddocks and showcasing serenity in abundance. This home showcases high quality finishes throughout and has been well loved by the proud owners. With captivating views and ideally located at the end of a quiet cul-de-sac, let the winding driveway and grounds lead you to experience what this country residence filled with modern charm has to offer... THE MAIN RESIDENCE: • A 450sqm unique home set in modern and stylish tones throughout • Theatre with recessed ceilings set behind a feature sliding Jarrah & Iron barn door • Master suite with feature stone fireplace, ceiling fan, down lighting, spacious walk-in robe, resort style ensuite with feature wood look inspired tiling, a stand-alone bath to revel in relaxation, double shower, vanities and mirrors, plus a separate toilet • Welcoming kitchen with 40ml Caesar Stone benchtops with waterfall island bench, Falcon Country double gas oven and stove top with Induction cooktop, double counter sunk sink with feature tap, ample storage under and overhead, and tiled splash back • Stunning open living areas plus a designated home office with a double door entrance (or potential activity area) • Zoned reverse cycle air conditioning throughout the home to ensure comfort • Feature stone fireplaces in the main living and master bedroom to radiate warmth • 3x generous secondary bedrooms (with ceiling fans, down lighting, built-in robe to bed 2 and walk-in robes to bed 3 & 4) • Main bathroom in crisp tones, complete with shower, and bath. Plus semi ensuite access to bedroom four • Laundry with ample storage and stone bench tops (Currently utilised as a scullery) THE OUTBUILDINGS & GARAGING: • Paved and timber lined outdoor alfresco entertaining area • Wrap around verandah to the front and rear of the home - Sit and listen to the wildlife and swaying trees • Extra height clearance and width double auto garage with two internal access doors • Paddocks with automatic pop-up reticulation • Huge 200sqm workshop with 3 phase power • Garden/storage shed near hardstand ADDED BENEFITS: • Fully operational bore supplying exceptional quality water • 130,000 litre water tank • 70,000 litre Koi pond with happy occupants • Cyclone mesh fencing • Enclosed run area for family pets to enjoy • Newly completed gravel driveway plus plenty of space for parking a range of vehicles • 5kw Solar power, Rinnai Infinity hot water system and bottled gas • Great Location! Enjoy the proximity to the Florida Beach Shopping Village, news agency, pharmacies, shops, cafes, petrol station, schools, transport and more. With the Estuary and pristine beaches only a short drive away, this country residence offers the best of both worlds. WHAT TO DO NEXT? The perfect home in which to embrace a quiet lifestyle... Get in contact with The Noeline Ross Team today on 0408 947 302 or 9550 2030 to book a private inspection of this truly magical property! PARTICULARS: Zoning - Rural Residential R6 Shire Rates - \$2,851.00 p/annum approx. INFORMATION DISCLAIMER: This information is presented for the purpose of promoting and marketing this property. Whilst we have taken every reasonable measure to ensure the accuracy of the information provided, we do not provide any warranty or guarantee concerning its correctness. Acton | Belle Property Mandurah disclaims any responsibility for inaccuracies, errors, or omissions that may occur. We strongly advise all interested parties to conduct their own independent inquiries and verifications to confirm the accuracy of the information presented herein, prior to making an offer on the property.