

# 48 The Fairways, Gnangara, WA 6077



## House For Sale

Wednesday, 12 June 2024

48 The Fairways, Gnangara, WA 6077

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1 m2

Type: House



Glenn Williams

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## Offers

PRICE GUIDE: From the Mid \$2,000,000's You will be impressed as soon as you set foot on this enchanted 1.01 Hectare property & will fall in love with the lifestyle opportunity that it presents. Imagine sitting under the alfresco, with a glass of champagne in hand entertaining with guests, flyscreen blinds down for the ultimate protection from the elements and pizzas cooking away in the background whilst you enjoy the company of your loved ones. This custom design and meticulously maintained family home is ready for you to walk straight in and unpack your bags. The sellers have told me their favorite features are the tranquility & the privacy, the ability to entertain large groups with ease, bountiful supply of fresh fruit from the orchard, undercover parking for cars, boats, caravans and all the toys plus the ability to work from home. The stunning entry foyer has double heights ceilings, fireplace and a warming place to welcome guests. Beyond the entry is the living hub, dubbed as the "Great Room" with stunning pyramid glass front panels showcasing the stunning acre of front lawn. The large chef's kitchen features huge benchtops, huge built in storage space, adjoining laundry / scullery, gas cooktop, dishwasher, 900mm oven, large breakfast with banks of storage and a stunning outlook to the rear lawn where the children can play and beyond through the trees. The dedicated theatre room with double glass French doors, full theatre set up with screen and leads directly to the huge separate study. The study comes with glass sliding doors perfect for running a business from home. The master bedroom suite is a great size with a stunning ensuite with his and hers basins, huge walk in storage and large windows which allow beautiful natural light to flood into the room. The family bedrooms are on the Northern wing of the home overlooking the gardens and fruit trees, the guest bedroom and all bedrooms come with large built in storage. This family bedroom area comes complete with a stunning new bathroom plus activity space for the children. Outside now and the large shed to the West end of the home features double entry perfect for the main garage with additional lean to undercover storage. On the upper level is a full double door workshop with adjoining office with glass sliding doors and full connectivity. There is also an additional garden shed off the rear of the main shed for all your gardening equipment. Behind the sheds is the chicken hatch, the orchard and wrap around gardens and all taken care of by the crystal clear waters of the bore controlled by an automatic controller. This stunning property is absolute next level and needs to be viewed to appreciate. Please call Glenn today to book your private inspection or a Facetime tour - Glenn - 0417 989 045

Property Features include but are not limited to: INSIDE:- Grand entry with stunning timber flooring leading into the great room- Master bedroom with WIR & luxury ensuite bathroom.- 3 further spacious bedrooms, activity, perfect for guests and children alike.- Open plan family & dining area with beautiful timber flooring, large wood burner & sliding glass doors leading outside.- Stunning kitchen with wrap around benchtops, plenty of cupboard space, walk in pantry / scullery, high end appliances.- Large laundry with plenty of cupboard & bench space, separate WC & rear access- Timber flooring throughout- Full timber fireplace- Ducted reverse cycle air conditioning- Full study with separate access- Complete theatre with glass French doors OUTSIDE:- Large alfresco with lighting & pull down blinds, pizza oven and BBQ- Wrap around driveway with access to workshop- Main garage with huge side store room- Large upper workshop with adjacent office - Fully reticulated lawn & manicured gardens with fruit trees off bore- Large Solar System- Huge array of fruit trees- Chicken coop- 1.01 Hectare Block- Water Licence

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