

49 Douglas Road, Henley Brook, WA 6055



Sold House

Friday, 3 November 2023

49 Douglas Road, Henley Brook, WA 6055

Bedrooms: 4

Bathrooms: 2

Area: 4 m2

Type: House



Paul Ross

0428571050

\$2,200,000

This amazing property has to be seen to be believed! Nestled away in whisper quiet cul-de-sac this rare property on close to 10 acres of river front acreage is available for the astute investor who will appreciate all the hard work has been done for you. With manicured gardens and lush green paddocks, this magnificent family home has been lovingly owned and cared for by the same family for many years and is well known to locals as the prestigious Swan Valley Alpaca Stud. You will have space to grow, raise animals or work and tinker from your very own large workshop while having the options of a Granny Flat, separate Bed and Breakfast, hosting weddings and celebrations or just enjoying everything this blank canvas has to offer. Having been one of the most highly regarded Alpaca Studs in the country the paddocks are well maintained and ready for the new owners to use as they wish. The family home is a well-appointed 4x2 with a separate lounge room/theatre room and a huge upstairs loft area. Speaking of the "good stuff" there is also a wine cellar downstairs with a beautifully crafted solid Jarrah bar and wine rack perfect for enjoying a red or a white with guests and family. There is a studio/office connected to the workshop with a shower and toilet which would be ideal for a teenage retreat or guest accommodation. The workshop is huge (20 x 6 metres) with a 4 metre Lean To. Totally separate from the main dwelling there is an extraordinary double brick barn including a studio/accommodation upstairs with a large balcony providing a stunning view overlooking the property towards the Swan River. This is the perfect opportunity for a potential Bed and Breakfast income and the bottom level is a massive 13 x 8 metre area perfect for functions, weddings, parties or anything else your heart desires. It even has a kitchen, shower and toilet! Take a short stroll down to the banks of the Swan River, the ideal spot to launch a kayak or enjoy a BBQ with family and friends. The land is gently sloping with plenty of space to have farm animals or horses. Lots of choices when you have a lot of space! Features include: • Bore with a 5,500KI Water Licence and also scheme water connected • The large family home has 4 bedrooms, 2 bathrooms with a huge airconditioned loft • Open plan kitchen, dining and family room • Formal lounge/theatre room • A fabulous below ground wine cellar with a built-in jarrah bar and wine racks • An enclosed alfresco area that can be utilised in summer and winter, including a wood fired pizza oven! • Full wrap around verandas • Solar Panels • Huge 2 storey brick & timber barn that has been proven as a Bed & Breakfast, function centre hosting many parties and functions. A potential second family home with beautiful views • A large 20m x 6m shed with a 4m lean too has the added feature of a 3.8m x 6m office/studio with toilet & shower to the side (the perfect teenage retreat or office for the property) • Excellent post, rail & ring lock fencing, with some paddocks reticulated. Approximate Distances to: Perth CBD -30 minutes Perth international airport-20 minutes Guildford town centre-12 minutes Midland town centre-14 minutes Ugly Duckling Wines-1 minutes Mash brewery-2 minutes Duckstein-2 minutes Valley Social -3 minutes Baileys Brewing Company -4 minutes The future potential of this property is so exciting! Call Paul Ross for a price guide and arrange a private inspection.