

# 56 Karrak Court, Gidgegannup, WA 6083

## Sold House

Friday, 1 September 2023

56 Karrak Court, Gidgegannup, WA 6083

Bedrooms: 5

Bathrooms: 4

Parkings: 3

Area: 3 m2

Type: House



Rob French

**\$1,170,000**

3.1 Ha of Tranquility A unique family home, at the end of a quiet cul-de-sac. Set in a private 3.1 Ha of Hills countryside, in the highly sought after hamlet of Gidgegannup, you'll find this spacious multi-level brick, timber and colourbond home, with so much to offer an active and dynamic family. The massive, spring-fed dam is well stocked with Trout, Marron and Silver Perch. An amazing setup for family fun. Great fishing, canoeing or just enjoying over a sundowner. This beautiful water feature feeds into a creek which trickles down through the bottom of your garden. The huge Aviaries, designed to satisfy the avid, amateur bird enthusiast, are easily adaptable to many alternative applications. They are very well constructed and maintained, and are generously proportioned. Perfect for whatever birds or animals you'd like to keep. You could even convert them into very secure greenhouses! The tennis court, swimming pool and snooker room (or outside office or studio), are perfect for more family fun and activity, or as top class entertainment facilities. The pool table is included! For the handyman, there is a large (+/- 7m X 11m), concrete-floored, lockable workshop with 3 phase power, fitted shelving and a water supply. The Home itself offers :-

- 4 Bedrooms and 3 Bathrooms;
- Main Bedroom with large walk-through dressing room and ensuite;
- Sunken Lounge with Fireplace;
- Large Dining area also with Fireplace and Ceiling Fan;
- Well appointed, open plan kitchen;
- Pantry & Laundry;
- Warm timber finishes throughout;
- Air conditioning throughout;
- The most amazing family theatre with adjacent powder room;
- Large outdoor deck areas;
- Energy efficient Gas HWS's and Gas Cooker with electric oven;
- Fully reticulated garden.

Separate from the main house are :-

- 1 Bed X 1 Bath Cottage with kitchenette & electric HWS;
- Stable Block with 3 stables, Power and Hot Water;
- Separate office / studio / pool room with independent power supply;
- 2 X 2 Bay sheds (One with Workshop).

The approximately 100,000 lts capacity of water tanks are fed from rainwater off the shed and from the bore, producing high-quality, potable water – water quality test results are available. This special, family home is now very well priced, inviting offers from \$1,300,000. Don't miss out on this home. Call me today to arrange a viewing. Inspection by appointment only. Contact Rob French 0401 970 997 or email me at [rob@wesprorealty.com.au](mailto:rob@wesprorealty.com.au) for an appointment to view.