

**6 Knight Road, Gnangara, WA 6077**



**Sold House**

Friday, 1 December 2023

6 Knight Road, Gnangara, WA 6077

**Bedrooms: 7**

**Bathrooms: 5**

**Area: 4 m2**

**Type: House**



Terry Watt

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## Contact agent

LIFESTYLE LOCATION and INCOME. Offering many options. Accommodation for extended families and shorter terms or holiday stays. The location of this property offers opportunity to run a small business. The list is endless: mower repairs, electrician, plumbing, storage.....etc, etc. Fantastic 4.69 ha, 35 Horse Agistment Property, earning great income for the owners. Two houses on the property close to Wanneroo and Perth CBD. With housing development in Wanneroo, agistment is hard to find. Currently this property is running a centre with capacity to house 35 horses. You do the work or you could employ a manager. Work your own hours part time. Earn \$250,000++ towards your mortgage. Agistment rates in the area are \$140 per week for part board/owners supply food. With twin-share arrangements made there could be potential to house up to 70 horses. Each horse has their own yard and fully reticulated and electric tape fenced generous paddock. There are 2 arenas. Access for riding into the Gnangara pine plantation is directly through the back gate. For those looking to change to a rural lifestyle look no further than this unique 2 home property. One home has been vastly renovated, including a Hamptons style parents retreat, complete with ensuite and walk in robe. The kitchen has been renovated to suit the original farmhouse styling with modern appliances and drawers throughout. A second bedroom has been revamped to include a complete ensuite and walk in robe. This room is set up for the independence of any family member or guests as the room has its own secure access through a sliding door to the outside. This feature is also shared by the third bedroom which is king sized with built in robes. There is a separate fully renovated bathroom and powder room just down the hall. The 3 main bedrooms of this house have their own split systems. This house is designed with an open plan feel that allows everyone who lives there to have their own space, including a fourth small bedroom that could be used for guests, a nursery or study. A major extension to the home is a large indoor/outdoor entertainment room which boasts plantation bifold shutters to the outside and glass bifolds joining it to the existing home. Through the bifolds you open out to a large covered patio and sunken fire pit which makes for easy nights spent with family and friends. The second home features a farmhouse style kitchen with large open plan living area. You enter a conservatory through glass patio doors which gives a sense of having the outdoors inside. Ducted air-conditioning. This house has 3 bedrooms with the main bedroom having an open suit connected to the laundry. There is a separate area that could be used for guests with its own bathroom, sitting area and own access. It has a double garage with separate access from the road with an electric gate. A covered pool is connected to this home but can be accessed from either residence. Other features and benefits: • 2 Scheme water to both homes • 3 phase power • 14kw Fronius solar panels and invertors • Bore irrigation with a water license of 27,000kl.