

**601 Railway Parade, Bullsbrook, WA 6084**

– Valley to Vines

**House For Sale**

Monday, 13 May 2024

601 Railway Parade, Bullsbrook, WA 6084

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 9 m2**

**Type: House**



Gail Woods

0895712241

## From \$2,000,000

Welcome to 601 Railway Parade Bullsbrook, a private homestead on 22 acres tucked away from the hustle and bustle of suburbia yet so close to suburbia. As you approach the property, the lengthened driveway serves not only as a pathway but also as a buffer shielding the homestead from the outside world and ensuring a sense of seclusion and privacy. Upon arrival, you'll be greeted by the grandeur of a Federation-style homestead framed by rose gardens and lawns. Step inside, and you'll find yourself immersed in a world of timeless elegance. Ornate cornices trace the edges of lofty 32-course high ceilings, while solid timber floors lend warmth and character. The interior design seamlessly marries old-world charm with modern comfort, creating a space that feels both inviting and refined. The heart of the home is the large open-plan living area, where a central wood fire beckons on chilly evenings. Here, the stunning farmhouse kitchen takes center stage, with its generous proportions and high-quality finishes. Equipped with an additional scullery, dishwasher, butlers sink and a free-standing country cooker, it's a haven for culinary enthusiasts and entertainers alike. Beyond the homestead lies an outdoor oasis designed for relaxation and entertainment. A lagoon-style pool offers a refreshing escape on hot summer days and a huge outdoor entertaining area provides the perfect setting for alfresco dining and socializing, and the gardens have plenty of space for hosting gatherings both large and small. In addition to its homestead, this remarkable property boasts additional features including a large 20m x 12m (approx.) shed with 5m x 5m mezzanine floor, 5 paddocks with 3 under bore irrigation, a valuable water license, all of which offer a variety of pursuits for the buyer. Detailed features include: Custom built - 4 bedrooms, 1 study, 2 bathrooms, 2 living areas including separate lounge room. Quality finishes including solid timber floors, high ceilings, skirting boards, feature front door, French doors, ducted r/c air conditioning. Farmhouse kitchen with oversized island bench, overhead cupboards, full butler's pantry with separate sink, bespoke tapware, dishwasher. Large alfresco with aggregate concrete floor, lights and fans. Below ground pool, gazebo. Additional shed of approx. 14m x 7m shed, 6kw solar solar. Water license 15,500klm, soak, solar hot water system. With its unrivalled combination of privacy, convenience, and rural charm, this property offers a lifestyle like no other. Whether you're seeking a peaceful retreat from the hustle and bustle of city life or a place to pursue your passion for equine or mechanics, this is a rare opportunity to enjoy the best of both worlds. Don't miss your chance to make this rare property your own. Schedule a viewing today and discover the endless possibilities that await. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate prior to making an offer on this property. Buyers should conduct their own due diligence in terms of actual sizes of the home and land and any potential for subdivision, and not rely solely on the information provided herein by the Selling Agent.