

**612 Frenchman Bay Road, Little Grove, WA 6330**



**Sold House**

Tuesday, 3 October 2023

612 Frenchman Bay Road, Little Grove, WA 6330

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



Jeremy Stewart

0439940976

**\$930,000**

Tucked away at the top of its idyllic 1.21ha bush block near the shore of Princess Royal Harbour, this impressive home presents a lifestyle of tranquillity and privacy. Although it's less than 10 minutes from town, the property feels a million miles away with native shrubs and tall timbers attracting an abundance of birdlife. Meandering pathways, ponds, decks, rockeries and bush tracks create a haven of discovery and delight, while inside the home, modern amenities make life easy and comfortable. From its elevated site near the rear of the block, the home takes in close-up views of the surrounding tree canopy and beyond to native vegetation on the lower reaches. The quality-built brick and Colorbond home features extensive glazing and warm timber reflecting the natural surroundings. The main living area is an open lounge with a wood fire and high, angled ceilings enhancing the feeling of space and light. To one side is the huge kitchen with gas cooking, a dishwasher and ample cabinetry, and next, the air-conditioned dining area. The master bedroom along the hall has a built-in robe, an en suite shower room and French doors onto the front deck. A second king-sized bedroom also has built-in robes, and there's a generous study. A toilet is off the nearby laundry, which has plenty of storage. A major feature of the building is the inspired layout. Stairs from the hall lead down to an atrium with a rock garden, an introduction to a self-contained cottage adjoining. This is ideal either for family members to use independently, as an Air BnB let, or as part of the main home. The cottage has its own big kitchen and dining space, a lounge with a wood fire, two double bedrooms, a bathroom, toilet, utility area and store room. A double garage, a separate single garage with power, a high-clearance port for the boat or caravan and a woodshed make up the outbuildings. For outdoor living, a sheltered rear patio and a front deck off the main home are augmented by numerous private nooks throughout the block. This is an outstanding property for buyers appreciating an exceptional blend of space and privacy as well as the natural wonders of this tranquil setting. What you need to know: - Quality-built brick and Colorbond home - 1.21ha bush block - Lounge with wood fire - Air-conditioned dining area - Big kitchen with dishwasher, gas cooking - Two king-sized bedrooms, one with en suite shower room - Office - Adjoining cottage - lounge with wood fire, big kitchen, two double bedrooms, bathroom, utility area, store room - Cottage ideal for separate living, Air BnB let or as part of main home - Double garage and single garage with power - Port for boat or caravan - 10 minutes' drive from town - Near harbour, sailing club, store, primary school - Council rates \$2,665.60 - Water rates \$275.72