

**62 Chitna Rd, Neergabby, WA 6503**



**Sold Lifestyle**

Friday, 2 February 2024

62 Chitna Rd, Neergabby, WA 6503

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 12**

**Area: 29 m2**

**Type: Lifestyle**



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**\$900,000**

Viewing by appointment only. Welcome to 62 Chitna Road, Neergabby, the ultimate lifestyle property offering countless opportunities for fun, work and play. Set on 73 acres just 18 minutes North of Yanchep and 25 minutes to Romeo Road Freeway off ramp, this property has it all. Family Home, multiple sheds, an office, granny flat, 8022kL Water Licence, General Rural zoning and a footy field! The property caters for families wanting space to unwind, remain connected with suburbia, whilst also provides countless opportunities for business ventures run from your own property. This exquisite home boasts a variety of features that make it the perfect sanctuary for a comfortable and convenient living experience. Step inside and be captivated by the charm and elegance of this 4-bedroom, 2-bathroom house. With a spacious floor plan spanning 250 square meters, this home provides ample room for the whole family. The polished concrete floors in all living areas create a contemporary and low-maintenance atmosphere, while the carpeted rooms offer comfort and coziness. The solid Jarrah kitchen benchtops add a touch of luxury to the heart of the home, and the wood combustion heater provides warmth and ambience during the colder months. Fitted robes throughout the bedrooms offer convenient storage solutions, and the working built-in study is perfect for those who work or study from home. You'll love the separate formal lounge, which provides a tranquil space for relaxation and entertainment. The fixed glass atrium fills the home with natural light, creating a bright and airy ambience. Stay comfortable year-round with the reverse cycle 18KW 6 Zone system, featuring 10 outlets and wifi-enabled controls, ensuring temperature control throughout the house. LED downlights add energy efficiency and a modern touch, while the whole-house water filtration system guarantees fresh and clean water. This meticulously maintained home has been freshly painted and features skirting for a polished finish. The automated security screen roller shutters provide added privacy and peace of mind. Large bedrooms, a walk-in robe, and an ensuite in the main bedroom offer a luxurious retreat. The solar hot water system with an electric booster and solar panels contributes to energy efficiency and reduces utility costs. Water is plumbed to the fridge for added convenience, and roller blinds offer privacy and shade. Outside, you'll find a beautifully landscaped property with a range of amenities. The reticulated playing field is perfect for outdoor activities, while the recycled asphalt roundabout adds a touch of convenience. Multiple sheds, including a 14m x 12m shed and a 12m x 7m shed, provide ample storage space and feature sliding door entries, concrete floors, 3-phase power, and water access. The 3-room office and adjacent toilet block offer functional spaces for work or hobbies. The care-takers granny flat provides comfortable accommodation with 2 bedrooms and a large living area. Water is abundant with two bores, three tanks, and an 8022kL water license. Enjoy fresh drinking water from the shallow aquifer, while the garden bore caters to irrigation and nursery needs. The property also features various sheds, a wood store, an aviary, a chicken coop, and an array of fruit trees, including a mulberry tree. Surrounded by overgrown paddocks, walking trails, trees, and Banksia woodlands, this property offers a serene and picturesque setting. Embrace the beauty of nature and enjoy the tranquility that this remarkable property provides. Don't miss the opportunity to own this exceptional lifestyle property in Neergabby. Contact us today to schedule a private viewing and experience the charm and serenity of 62 Chitna Road.