

692 Collie Preston Road, Preston Settlement, WA 6225



Lifestyle For Sale

Tuesday, 6 February 2024

692 Collie Preston Road, Preston Settlement, WA 6225

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2 m2

Type: Lifestyle



Mitch Davidson
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Emily Chappell
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\$799,000

5 Acres of land just 10 minutes from town lies this beautiful property. This home offers everything you would need to move straight in and enjoy comfortable living with 3 separate living zones for the family to enjoy, and a large outdoor entertaining space with inbuilt bar and kitchen overlooking the immaculate lawns and property. **WHY BUY**

ME: - Family/dining area with cozy log fire - Kitchen area features double door pantry, double sink, rangehood, dishwasher, under bench & gas/electric oven - Laundry space with single wash trough & shelving space - King size master suite with ceiling fan, venetian blinds & WIR - Ensuite with vanity, double shower, water closet & heating light - 2 Queen size minor bedroom with ceiling fan, curtains & BIR - Double size minor bedroom with ceiling fan, curtain & BIR - Main bathroom features vanity, bath, shower & heating light - Theatre room - Study/Activity area with large study desk located close to minor bedrooms - 3RD living zone/games room, sliding glass doors & floor to ceiling sliding panel blinds - Ducted reverse cycle air conditioning throughout (6 Zone) - Combination of timber look vinyl planks and carpet underfoot - Gas hot water system - Huge outdoor paved patio with built in bar & barbeque area - 12m x 8m Powered workshop (15 amp) with two roller doors & concrete flooring - Solar Panels (18 with 6.66 KW PV Capacity) - 3 Paddocks - 110,000 Litre rainwater Tank - Reticulated lawns running off dam water - Dam - depth 6m approx.- (holds water all year round and can be topped up the bore at the rear of the property) - Winter creek

This property will attract those looking to escape the hustle and bustle of the city and are wanting a rural change with peace and quiet in mind. The growing family, looking to up-size to some acreage and appease the teenagers will also be pleasantly surprised. With the school bus run passing right by the front gate, the time to make the change has never been easier. This is a property that must be seen to be fully appreciated. Walking around the property and through the homestead you really do feel as though you're away on a bush retreat weekend. If a peaceful and quiet location, a picture-perfect home, and some low maintenance acres are on your search list then please consider this rare gem. Inspection of this beautiful family home is a MUST. For more information contact Mitch Davidson or Emily Chappell, your Local Collie region specialists TODAY on 0408910337 or 0447340344. Land Rates: Approx. \$1,268.42 p.a. Land Size: 5.19ac Build Year: 2014