

751 Gnangara Road, Lexia, WA 6079



Sold Acreage

Friday, 1 September 2023

751 Gnangara Road, Lexia, WA 6079

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 3 m2

Type: Acreage



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\$2,750,000

Rarely does a property of such magnitude become available. Set up with full horse agistment facilities including 29 brick and iron stables, over 20 lush fully reticulated day paddocks all shelters, a round yard, full sized and fully lit arena, with all accompanying tack/feed rooms and necessary kitchen and ablutions. This property is tailor made for the serious equine enthusiast. Best of all, all the yards are fully reticulated from your own unlimited bore, substantial stands of long green pasture are abound in every single paddock. With direct rear access to over 30,000 acres of pine plantation, you have your own private trail rides on your very doorstep. The Home: A magnificent, as new, 2-year-old RedInk "Stockman" home is the center piece to the whole awesome property. Clever and thoughtout design makes this the ideal haven for you to return to after a days work toiling with horses, dogs, trucks, orchards, or just living the dream. An expansive open plan kitchen with quality stone benchtops doubles as a grand facilitator for enjoying the huge dining and sumptuous lounge areas. The outside patio with a carefully designed (insulated ceiling) brings the glorious outdoor entertaining area to tie in with this beautiful home, while you sit back and take in the ambience of your whole lush estate. Your sparkling new home boasts a further 4 bedrooms and 2 bathrooms as well as sumptuous master bedroom and wonderfully massive bathroom and walk in robe. Ducted air conditioning is throughout your new home, plus the house is serviced from a 70,000 litre rainwater tank and powered by solar panels. This home is the very epitome of new aged eco-friendly living. Unwinding in your glorious home is made even easier with a generous sized entertainment theatre room, plus an office that keeps everything under the one roof for work, play, leisure, and chill time. Dogs & Storage: All buildings on the property are of high-quality construction and have been very well maintained by the fastidious owners. 18 Dog Kennels are available at the rear of the stables and 5 large separate storage facilities are also located here, opening up the property for multiple income streams. Trucks & Workshops: Situated so well for access to the Tonkin, Reid, and Mitchell freeways, this property has all the right attributes for any logistic company, and tailor made for a truck/machinery depot, or storage company. With two massive workshops, one with 5 roller door access and lined ceilings (330 sqm), and the second with dual roller door access (250 sqm) and once again nearly completely lined, both sheds feature high truss ceiling heights, and both have 3 phase power. These are the perfect storage, mechanical workshop, cleaning, or servicing sheds for an absolute multitude of enterprises. So many options in so many ways. Cottage: This part of any business pursuit can be easily serviced by a very sound 4-bedroom, 1.5-bathroom cottage that can be utilised for the office for any and all operations, conducted from this site. Chickens, Veggies, Orchard, & Water Galore! What a perfect operational set up here, with a well-established orchard with a varied selection of established fruit trees, plus a veggie patch and generous sized chicken coop. The very best of all is the rare unlimited water license from your own bore. Any enterprise of horticulture, nursery operations, vegetable garden, or maybe even a retail/wholesale enterprise could easily be made possible at this unique property with huge exposure to busy Gngangara Road. Summary: Home: - 3.27 HA of land, Zoned Farming G.r.r.l. - Quality built, 2-year-old Redink home with 5 bedrooms, movie theatre, 3 bathrooms, 2 car garage, rainwater tank, solar power, living area of approx. 280 sqm. Cottage: - Brick and iron 4-bedroom, 1.5 bathroom, 110m2 size, can be used as an office. Sheds: - 2 quality constructed steel sheds. - Cement floors, both lined. - One is approx 300 sqm with 5 roller door access. - The second is approx 250 sqm with 2 roller door access. - Both with 3 phase power. Stables: - 29 brick and iron boxes. - Relevant feed, tack room, kitchen, and ablution facilities. - Hot and cold water wash down facilities. - Round yard and crush. - Solar light lit full sized arena. Other: - 18 Dog Kennels. - 5 lock up storage sheds/lined + roller doors. - Established orchard. - Large chicken coop. - Veggie patch. Water: - Rainwater tank for the house and unique unrestricted water license for the bore. This property has so many possibilities and income streams, perfect for the prudent investor, life styler, or entrepreneur. Whether you're a horse enthusiast, trucking or logistics company, or seeking storage or retail/wholesale outlet, this could well be the perfect property for you. Coupled with the brilliant location and unique unlimited water license, this property awaits your enthusiastic entrepreneurial flair, and is one of the most exciting blue sky type properties I've presented in nearly forty years.