

# 76 Louisiana Glen, Treeby, WA 6164



## Sold Acreage

Thursday, 21 March 2024

76 Louisiana Glen, Treeby, WA 6164

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 2 m2**

**Type: Acreage**



Nancy Bird

0415558594

**\$2,150,000**

SOLD!!!!..... SOLD!!!!..... SOLD!!!!.....IN ONE HOME OPEN AGAIN BY NANCY BIRD PERTHS 5 STAR RATED AGENT BY ALL HER CLIENTS - NEED YOUR PROPERTY APPRAISED ? CALL NANCY BIRD ON 041 555 8594 AND EXPERIENCE EXCELLENCE IN REAL ESTATE Nancy Bird is proud to present this 5 Bedroom 3 bathroom Unrivaled Luxury Family Property with an enormous over 480 sqm of Building Area, plus a below ground salt water pool and a huge 200 sqm shed/workshop with an Office and Bathroom, all of this perfectly situated on 2,0473 hectares, or over 5 acre block, nestled in a whisper quiet no through road /cul de sac in the recently named Treeby or previously named Banjup/Jandakot Area in the central heart of Cockburn with easy freeway access with 23 mins drive to Perth CBD and few minutes drive to Gateways Shopping Centre, numerous Shopping Precincts, and WA Award Winning Schools Architecturally designed, custom built with the highest quality finishing's, for spacious luxury family living with comfort and style , this stunning property will impress the fussiest of Buyers! On entering into this private gated estate, you will be impressed with this rare opportunity of owning this prized piece of real estate, a well appointed generous brick and tile 481 sqm home with quality fixtures and fittings throughout, like numerous French doors, modern neutral décor, freshly painted throughout and quality Jarrah wood floors to all living areas or plush "brand new" never used carpet with underlay, in all the King sized Bedrooms and Theatre Room, Brand new stylish window treatments, 31 course high ceilings throughout and an absolutely stunning Cedar Wood feature statement Cathedral Ceiling in the main Family Living area and continuing out to the Family Living Courtyard - one of FIVE private separate limestone paved courtyards, LED downlighting, two ducted reverse air conditioning systems both with zoned heating and cooling for all year round comfort. Gorgeous Salt water swimming pool, 200 sqm meter massive 3 phase powered workshop with its own bathroom and office, bore reticulation and 100,000 litre water tank... there are far too many features to list in this beautifully presented home. Don't miss this rare opportunity with Nothing to do ! - just move in and enjoy this luxurious family home. Features include :- 5 Bedrooms or 4 King bedrooms all with either extra large walk in robes with custom built fittings and draws or triple door built in wardrobes plus a Study/or an extra 5th Bedroom/Nursery - Luxurious Master Suite Section Double King Sized with Huge Walk in Robe with custom built shelves, draws and fittings with direct access opening on to a relaxing private courtyard overlooking the sparkling pool area - Spacious Glamorous Master Ensuite Bathroom with extra large Bath Tub, Double sink vanity with stone top and under bench cupboards, glass large shower recess with rain head shower and separate toilet - Main Spacious Bathroom with large glass rain head shower recess, extra large double basin vanity with plenty of storage and separate toilet - A Gorgeous chefs dream Kitchen with quality Italian granite benchtops and breakfast bar, custom fitted with the top of the range Miele brand stainless steel appliances including wall oven, steamer, five burner gas stove top, rangehood and dishwasher. Custom made carpentry with numerous cupboard and draws, with feature shelving and coffee alcove and walk in pantry- Plenty of storage with Five Linen/Storage cupboards throughout the property - Numerous wide and spacious separate living areas for both indoor and outdoor living with separate Theatre Room, Open Plan Living with Family Room Opening onto THREE separate Courtyards and stunning wall to wall Bi fold doors from the Kitchen Area to The Outdoor Glamorous Dining Area with views from the Kitchen to the Pool Area. -The Dining Room features an elegant wood fireplace, Separate Games/ additional TV Room opening onto yet another separate limestone paved outdoor living area - Total of FIVE gorgeous separate limestone paved outdoor courtyards -Sparkling Salt Water Pool with spacious limestone paved area to relax and enjoy and easy care feature garden beds -Gigantic 200 sqm, 20 x 10 3 phase powered Shed/Workshop with a separate Office and Bathroom, floor to ceiling Shelving, a separate individual second Hot Water System and a Solar Panel System -100,000 litre rain water tank this over 5 Acre Estate is zoned as The Jandakot Water Table with a 45 meter Bore Reticulation System that supplies the water to the House, Shed, Pool and Reticulation system - 2 Cell Phosphate septic System -which is an automatic septic tank system no need to empty as this premium system has an automatic built in waste feature- Intercom gated access with remote controlled gates- Security Alarm System -2.5 Car Remote Lock up Garage room for two cars and your ride on mower or trailer/bikes/jet skis -31 Course ceilings throughout with Stunning feature Cedar Wood Cathedral ceilings in Family Room continuing under roof to the Outdoor Glamorous Courtyard/Entertaining Area - The only utility bill to pay regularly for this gorgeous estate is your power bill no water or gas bills -plus there is a Solar System on the shed for that too !- Quality Jarrah wood floors in living Areas and Brand New never used carpet with underlay in Bedrooms and Theatre Room-Modern décor freshly painted throughout both internally and externally -Brand new quality blinds and window treatments throughout -Skirting boards throughout- Currently Zoned as The Jandakot Water Table-- please call the City Of Cockburn Council for any

further information Call Nancy Bird anytime for any further information on this Premium Estate or if would like a free appraisal on your current property and see why Nancy Bird is rated as a 5 Star Agent by all her Clients "consistently" over her extensive career.